

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 04001156

Property Name: San Clemente Historic District

County: Pima State: Arizona

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



February 4, 2005

Signature of the Keeper

Date of Action

=====

Amended Items in Nomination:

Section 3: State Certification

The block with the SHPO's certification is, hereby, amended to indicate that the documentation is being submitted as a nomination. This is consistent with the letter forwarding the National Register form to the Keeper.

The Arizona State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

** + Nominating Authority (without nomination attachment)

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Clemente Historic District

other names/site number _____

2. Location

street & number SE Corner Alvernon and Broadway ☐ not for publication

city or town Tucson ☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(_____ See continuation sheet for additional comments.)

Signature of certifying official JAMES W. GAWICKI AZSHPO
State or Federal agency and bureau ARIZONA STATE PARKS

Date 11/7/05

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official _____
State or Federal agency and bureau _____

Date _____

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

Linda McClelland

2/4/05

5. Classification

Ownership of Property (check as many as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (check as many as apply)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
228	44	building(s)
1	9	site
		structure
		object
229	53	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the
National Register

None

6. Function or Use

Historic Functions (Enter categories from instructions)

See Continuation Sheet

Current Functions (Enter categories from instructions)

See Continuation Sheet

7. Description

Architectural Classification (Enter categories from instructions)

See Continuation Sheet

Materials (Enter categories from instructions)

foundation	Concrete
walls	Brick, Wood Frame, Burned Adobe
Roof	Wood Shingles, Asphalt Shingles, Ceramic Tile
other	

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1930-1959

Significant Dates

1930, 1932, 1938, 1940- four units of San Clemente

Addition Platted

1946- San Clemente Annex Platted

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

10. Geographical Data

Acreage of Property 126.0

UTM References (Place additional UTM references on a continuation sheet)

A	<u>12</u> Zone	<u>508550</u> Easting	<u>3565000</u> Northing	C	<u>12</u> Zone	<u>509360</u> Easting	<u>3564400</u> Northing
B	<u>12</u> Zone	<u>509360</u> Easting	<u>3565000</u> Northing	D	<u>12</u> Zone	<u>508550</u> Easting	<u>3564400</u> Northing

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	Don W. Ryden, AIA; Debora M. Parmiter, RA; Doug Kupel, Ph.D.			date	<u>6/10/2004</u>
organization	Ryden Architects, Inc.			telephone	<u>602-253-5381</u>
street & number	<u>902 W. McDowell Rd.</u>			zip code	<u>85007</u>
city or town	<u>Phoenix</u>	state	<u>AZ</u>		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title					
street & number				telephone	
city or town		state		zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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FUNCTION OR USE

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: business

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ARCHITECTURAL CLASSIFICATION

LATE 19th and 20th CENTURY REVIVALS:

- Spanish Colonial Revival
- Pueblo
- Southwest
- Mission Revival

MODERN MOVEMENT:

- Art Moderne
- International Style
- Contempoary Southwest
- Early Ranch
- Classic Ranch
- Spanish Colonial Ranch
- Territorial Ranch
- Contemporary
- American Colonial Ranch

SUMMARY

The San Clemente Historic District is significant as an upper-middle class Tucson residential development that demonstrates transitional patterns of subdivisions and architectural styles from the gold-plated 1920s, through the austere Great Depression and World War II, to the prosperous 1950s. The phased platting of its subdivision units (1923 and 1930 through 1946) reflects two different approaches to street and parcel layouts, the picturesque and the efficient. The architectural styles include a few examples of pre-war Period Revival and Modernist styles and many style variations of the Ranch Style Era popular during and after World War II. The district also has evidence of early attempts at production housing employing repetitive model house plans with façade variations. Furthermore, San Clemente was also a testing ground for post-war multi-family housing with the construction of two handsome garden apartment complexes in 1949.

Subdivision Planning

The San Clemente Historic District consists of two distinct types of subdivision planning, efficient rectilinear and picturesque curvilinear layouts. The rectilinear area of the Historic District consists of the 1923 addition to the Tucson townsite called Country Club Heights, South Side. This regimented planning approach represents the traditional grid pattern used in Tucson before 1928. The curvilinear area consists of four units of the San Clemente Addition (1930, 1932, 1938 and 1940) plus the San Clemente Annex of 1946. This free-flowing planning approach imitates the artistic curving streets first introduced in Tucson by the 1928 subdivisions of El Encanto and Colonia Solana.

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In turn, the subdivision development lessons taught by the San Clemente neighborhood, set the stage for the creation of the 1940 Catalina Vista subdivision. Catalina Vista was the first neighborhood in Tucson to integrate fully the rambling ranch house, the family automobile, and aesthetic site planning into a unified, picturesque Ranch Style suburban neighborhood in a desert setting. In Tucson the landscaping was not dense trees, shrubbery, and lawns, but rather palms, cactus, and gravel.

The curving streets of San Clemente, as first platted in 1930, were envisioned as the romantic setting for large Spanish Eclectic style houses similar to those being built in El Encanto and Colonia Solano. And indeed about 26 Period Revival houses were constructed until the Great Depression nearly halted home building in Tucson. Then, the neighborhood impatiently waited through the 1940s for a combination of federal funding through FHA, economic recovery through New Deal programs, and war production to jump-start residential construction again. In anticipation of better times several subdivision units were platted during the 1930s. These subsequent curvilinear subdivision site plans continued the aesthetic departure from nineteenth-century orthogonal grid layouts. However, the demands for housing after the war replaced the desire for artistry with urgency for accommodation. Thus, the subdivision units platted in San Clemente after 1945 returned to the efficient, albeit undistinguished, grid layout for the sake of maximizing the use of land. The single-family residence pattern was broken in 1949 when two garden apartment complexes were constructed at the southwest corner of the neighborhood.

The variety of parcel sizes and shapes available in the San Clemente neighborhood offered an opportunity to build houses of differing widths and styles. The streetscapes are made more interesting by the variety of sizes and styles. The narrow lots were ideal for the Period Revival houses and Early Ranch Style houses with detached backyard garages. The larger parcels were of sufficient width to realize the potential of the newly popularized, broad-faced Ranch Style houses with attached carports. This neighborhood layout anticipated the post-war concept of neighborhoods relying upon automobiles rather than shoe leather for transportation.

Architectural Styles

Although the San Clemente Historic District contains examples of twelve historic residential styles spanning three architectural eras of the twentieth-century, it is the Ranch Era houses that best characterize its architecture. Of the 226 contributing houses within the district, 201 (89%) are from the Ranch Era (1935-1975) that includes the following styles: Early Ranch, Classic Ranch, Spanish Colonial Ranch, American Colonial Ranch, Territorial Ranch, and Contemporary. The Territorial and Spanish Colonial Ranch Style houses complemented the earlier Spanish Eclectic houses and evoked the Hispanic roots that characterize Tucson's popular architectural image.

The neighborhood's earlier house styles from the Period Revival Era (1915-1940, typical nationally) reflect Tucson's Hispanic origins rather than other northern European or American Colonial precedents. The San Clemente neighborhood contains no examples of Anglo-American, English, or French Period houses. The

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few Mediterranean Period houses include examples of Spanish Colonial Revival, Pueblo Revival, Mission Revival, and Southwest Style.

Only a handful of houses represent styles of the Modernist Era (1910-1945, typical nationally), including Art Moderne and International Style. The lack of Modernist houses indicates the local preference for the character and comfort of traditional houses rather than for the sharp lines and clean planes of the "machine aesthetic".

The parcels of the San Clemente Historic District were nearly all developed prior to 1959, the end of its era of significance. Most of the houses constructed during the Present Era from 1970 to 2000 continued the architectural character of the neighborhood with later transitional variants of the Ranch Styles and Contemporary Styles. Even one of the last houses constructed in the neighborhood in 1993 combined regional Southwestern images with contemporary character. For lack of broader architectural perspective of this very recent contractor-designed architecture, we have given it the working title of "Contemporary Southwest Style".

THE PERIOD REVIVAL ERA (1915-1940, typical nationally)

- Spanish Colonial Revival
- Pueblo Revival
- Southwest Style
- Mission Revival

THE MODERNIST ERA (1910-1945, typical nationally)

- Art Moderne
- International Style

THE RANCH ERA (1935-1975, typical nationally)

- Early Ranch
- Classic Ranch
- Spanish Colonial Ranch
- American Colonial Ranch
- Territorial Ranch
- Contemporary

THE PRESENT ERA (1970-2000; after the era of significance)

- "Contemporary Southwest Style"

THE TERRITORIAL RANCH STYLE

Whereas numerous architectural styles are represented within the San Clemente neighborhood that reflect its 27-year historic period of development, it is the Ranch Era house that characterizes the district. Like

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the Blenman-Elm Historic District, Tucson's vanguard neighborhood for the local popularization of the Ranch Style house, San Clemente also provided an early proving ground for this new popular trend. Six different Ranch Styles are represented in San Clemente. It was here in the early 1940s that Early Ranch Style homes were built in Tucson continuing a departure from the generally popular Spanish Eclectic period revival styles of the 1920s. But with such a strong Hispanic cultural influence equaled in only a few other Arizona towns, Tucson's architects and builders continued to weave unique local vernacular building characteristics into the nationally popular Ranch Style house.

Unlike Phoenix and Yuma, Tucson and Florence have retained a good representation of the Sonoran tradition of vernacular adobe houses. Being originally constructed by people continuing in their uninterrupted cultural tradition of adobe construction, the Hispanic buildings of Tucson and Florence could be considered as "Sonoran Survival" rather than Sonoran Revival. It is the imitation of the original architecture by twentieth-century architects that gives rise to the term of period revival.

The nation-wide Spanish Colonial Revival and local Sonoran Revival styles are eclectic interpretations of the historic architecture of Spain and Mexico. Both styles are recognized for their smooth stucco walls, arches, and elaborate wrought-iron ornamentation. The two styles differ primarily in the shape of the roof. Spanish Colonial roofs typically are low-pitched with clay tiles and shallow overhangs. By contrast, the Sonoran Revival style roofs are flat with parapets capped with a brick coping or decorative cornice. Rain spouts called *canales* pierce the parapet walls to allow rain water to leave the roof. The Sonoran Revival style is based upon the simple urban row house facades of colonial towns in Sonora, Mexico, while the Spanish Colonial Revival style relates to free-standing haciendas and churches.

The Hispanic-built Sonoran Style adobe row houses in Tucson's barrio and the American army-built structures of Fort Lowell (1866-1890) served as the inspiration for a unique local variation of the nationally popular Ranch Style house. The local style, which we have christened **Territorial Ranch**, differs from the Early Ranch Style houses primarily because the roofs are flat with parapets rather than pitched with shingles. Furthermore, where Early Ranch house exterior walls typically were of painted common brick, the Territorial Ranch houses tended to use exposed or mortar-washed common brick, exposed or mortar-washed burnt adobe, or stuccoed brick or adobe. It appears that in Tucson, more than in Phoenix, designers and homeowners preferred the richer textures and earthy colors afforded by the exposed natural masonry than by the painted common bricks. An additional benefit of exposed natural masonry over paint is that maintenance time and cost is considerably less.

Few, if any, examples of the Territorial Ranch style house have been identified in the contemporaneous residential historic districts of Phoenix, leading to the conclusion that the Territorial Ranch style is a unique Tucson variant of the nationally popular Ranch Style. The blending of the typical Ranch Style characteristics of plan layout, massing, painted brick walls, and steel casement windows with the special Sonoran Revival Style flat roofs and wall treatments define the Territorial Ranch Style – the "Tucson twist" to the nation-wide

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Ranch Style. The use of the Sonoran flat roof with parapets is what primarily distinguishes the Territorial Ranch house from the pitched-roofed Early Ranch house.

Development Chronology

The San Clemente neighborhood was created in much the same way suburban residential development in Arizona is most often created – the subdivision of former homestead or ranch land on the borders of townsites. The story of San Clemente follows this same course. The desert land upon which San Clemente was developed lay far to the northeast outside the original townsite of Tucson. The land originally was the 1909 homestead of John M. Roberts, the 1911 homesteads of Stella Phillips and of Dennis P. Gleason and Francis S. Smith, and the 1913 homestead of Joseph A. Roberts. In 1923 John M. Roberts was the first homesteader to file a subdivision plat for “Country Club Heights” with Pima County. His undeveloped “paper plat” subdivisions were later re-subdivided in several units by Stanley Williamson and his successors, beginning in 1930 through 1946, to become San Clemente. In 1946 the original Block 21 of Country Club Heights was re-subdivided as San Clemente Annex. Unlike the developers prior to the war, the San Clemente Annex developers did not carry through with the curvilinear street plan begun in 1930. Rather, they reverted to the earlier grid of streets and lots of the Country Club Heights subdivision of the twenties. The three remaining blocks, 22, 27 and 28, remained unchanged from the 1923 plat of Country Club Heights.

Construction in San Clemente began soon after the platting of the subdivision in 1930. This initial development activity and house construction marks the beginning date of the historic district’s period of significance. The housing starts were very slow because of the lack of financing during the Great Depression and shortages of building materials during World War II. During the subdivision’s first decade only 34 houses were built. During the war 14 were constructed. In the five years after the war construction increased nearly ten-fold, reaching its highest rate with 85 houses built. During the first half of the 1950s building activity maintained about the same level at 96 houses. By 1959 virtually the entire subdivision was developed.

TABLE OF DEVELOPMENT CHRONOLOGY by decade

<u>Period</u>	<u>Buildings Constructed</u>	<u>Total Buildings to Date</u>
1930-1940	34	34
1941-1945	14	48
1946-1950	85	133
1951-1955	96	229
1956-1960	23	252
post-1960	20	272

Development Patterns

The pattern of lot construction in San Clemente seems to have been spread evenly throughout the subdivision from 1930 to 1945 as each new unit was platted and opened. The southwestern blocks of the Annex south of Cooper Street and west of Irving Avenue were developed after 1946. As would be expected, there are

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no Period Revival houses in this final subdivision plat. The Ranch Style houses in this area, however, do not differ greatly in character from those in the earlier subdivision units. Of particular interest is evidence of an early attempt at production housing development in the 1946 units by the use of repeated floor plans with several façade variations.

DESCRIPTION

Location

The San Clemente residential neighborhood (circa 1930-1959) is located in Tucson, Arizona, sixty-five miles north of the Mexican border, in the broad Santa Cruz River Valley of southern Arizona's Sonoran desert. At 2,400 feet above sea level, the city is surrounded by four mountain ranges. The San Clemente neighborhood is located in central Tucson, northeast from the University of Arizona campus. San Clemente lies within an area bounded by Broadway Boulevard on the north, Timrod Street on the south, Alvernon Way on the west and Columbus Boulevard on the east.

Streetscape

San Clemente Historic District has a distinct up-scale streetscape character consisting of two different street patterns unified by similar house styles and continuous desert landscaping. The contrasting street plans differentiate the neighborhood's areas developed before WWII in curves and after World War II in grids. These patterns reflect the two approaches to subdivision layouts found in Tucson during the first half of the twentieth century.

One third of the San Clemente neighborhood developed after 1946 follows the 1923 Country Club Heights orthogonal grid plan that characterized Tucson's typical subdivision patterns. The highly efficient grid plan with its narrow, deep lots is also found throughout the Blenman-Elm Historic District's constituent subdivisions, the 1903 Olsen Addition, 1926 Blenman Addition, and 1934 New Deal Acres.

The curving streets distinguish the two-thirds of San Clemente that was platted before WWII. San Clemente's curving streetscape character imitates the layouts of Tucson's exclusive pre-Depression neighborhoods of 1928, El Encanto and Colonia Solano Historic Districts. The Catalina Vista neighborhood (now-Historic District) employed the same type of curvilinear street plans when the Depression was lifting in 1940.

The meandering streets of the San Clemente subdivision create a picturesque passage through rows of Spanish Colonial Revival and Ranch Style houses set amid desert landscaping with a rugged mountain backdrop. A strong sense of neighborhood identity, high quality of life, and visual continuity throughout the curvilinear and rectilinear street patterns are created by desert landscaping and the Ranch and Spanish Eclectic architecture.

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The curvilinear layout of pre-war portion of San Clemente dramatically demonstrates the departure from city planning concepts of pedestrian/streetcar neighborhoods of the early twentieth century toward the more picturesque character of Period Revival neighborhoods. It also anticipates the automobile-oriented, custom-home Ranch Style subdivisions of the late twentieth century.

The striking difference in character between the early and late units of the San Clemente neighborhood is created by street geometry rather than by architectural styles, for both areas contain virtually the same Ranch Style and Spanish Eclectic houses. San Clemente's street layout and architecture foreshadows the Ranch house tract subdivisions of the 1950s and 1960s, where some of the best character-defining elements of the custom-designed neighborhoods are utilized in mass-produced tracts. In fact, the post-war development of the Country Club Heights subdivision of San Clemente contains numerous houses having identical floor plans with differing façades that verge on the production housing approach.

Although the curvilinear arrangement of streets and parcels in San Clemente are visually appealing, that type of layout is not as efficient in use of land as is the grid plan. The curving streets create parcels of varying shapes and sizes. While there are still a good many small, rectangular lots, there are also bigger wedge-shaped and irregular lots. These fewer and larger irregular-shaped lots, by necessity, used more land and were more expensive than the densely packed rectangular lots of the grid subdivisions. Some of this inefficiency and expense of design was offset by the omission of alleys and tree lawns separating sidewalks from the street curbs. The public utility easements for power were retained at the rear lot lines even though the alleys disappeared. Sewer and gas lines joined the water lines in the street.

The broader frontage of each parcel also was a response to the American love affair with the automobile. No longer was the family car to be kept in the backyard's detached garage, a reminder of the old stable and carriage house. With the end of the Depression and World War II, people could afford an automobile. They would proudly display it for all to see in the open carport attached to the side of the house. The advent of the attached carport or garage played right into the design aesthetic of the "rambling" ranch house. These popular houses were very wide and shallow, quite the opposite of the narrow bungalow with a garage in the rear.

Early Ranch Style houses, first introduced in 1935, were designed for narrow parcels originally intended for deep-plan bungalows with detached garages. As a step in the evolution of the architectural style and community development in Tucson, these Early Ranch houses on bungalow lots straddled the middle of the twentieth century – with one foot in the streetcar era and one foot in the automobile era. The development of San Clemente beginning in 1930 and Catalina Vista in 1940 allowed the Ranch Style concept of open space and personal independence to approach its potential in a truly suburban setting. However, this achievement was not reached without paying a price – it also signaled the beginning of the loss of casual social contact with one's neighbors. Houses began to become introverted. Front porches were traded for back patios. Automobiles supplanted pedestrians. Television replaced conversation. The advent of the Ranch house and its suburban neighborhood, coupled with the automobile and television, signaled a major cultural shift in America – and in

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Tucson.

The streets in San Clemente derive their names either from the projected alignments of previously named, adjacent streets of literary origins, e.g., Longfellow Avenue, Cooper Street, Irving Avenue, or from Spanish names evoking the romantic aspects of the Hispanic Southwest heritage, e.g., La Creciente, Calle de Jardin, Calle Chica.

Residential Properties

One of the most notable developments in the design of Tucson's houses, as allowed by the wider parcels of the San Clemente early subdivision units, is the appearance of the attached carport (or sometimes garage) that transformed the narrow Early Ranch houses into the wider Classic Ranch houses. Most of the residences in San Clemente are one-story, box-like houses set at the front and center of their lots with a single carport at the side. Each house presents its primary facade parallel to the street frontage. The curving streets allowed different orientations of facades as they followed the uniform front yard setbacks. A shallow front yard of desert landscaping with no lawn provides the setting and separation between the public sidewalk and house. Occasionally the Southwestern Style houses will have original low walls tightly surrounding the front porch and terrace.

Since about 1990 numerous homeowners along the busy arterial streets have erected six-foot-high walls as a privacy screen and noise buffer. (Unlike in other Arizona cities, the Tucson zoning ordinance allows such high walls on the front property line.) These visually intrusive walls have drastically altered the open space shared by adjacent front yards and obscured the facades of the historic houses. According to the August 2001 policy of the Arizona State Historic Preservation Office, although the original house facades may be intact behind them, the high front yard walls or hedges make those properties ineligible for listing as properties contributing to the historic district because of the architectural interruption of the streetscape as a whole.

Other Properties

The San Clemente neighborhood is almost exclusively composed of residential properties. The original subdivision plats did not provide larger commercial parcels at the corners or along arterial streets. Zoning changes from residential to professional or retail uses during the past twenty years have slowly eroded the edges of the exclusively residential neighborhood. Houses have been adapted for business use. Also, in 1949 a pair of two-story garden apartment complexes was constructed on a consolidation of twelve single-family lots at the southwest corner of the neighborhood. These historic-era Ranch Style multi-family dwellings complemented the character of the adjacent houses in style, material, massing, and scale. The apartments represent another aspect of meeting the post-war Sun Belt population boom that demanded denser housing than single-family residences could provide.

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INTEGRITY

The San Clemente historic district is a visually cohesive custom-residential area, densely and completely developed, with a historic streetscape appearance having few altered or post-historic buildings. The pattern of house placement on lots is very consistent with the building setbacks, regulating the rhythm of the structures within each block. The mature landscape of the neighborhood is fairly typical of Tucson residential neighborhoods – mixture of native desert plants and trees with imported low-water-using plants and palms.

Through a comprehensive process of integrity evaluation, 226 buildings (approximately 83 percent) of all 272 structures in the full survey area have been identified as contributors to the historic district.

Association/Age

The contributing properties of the San Clemente neighborhood are associated with two important local contexts as discussed in this nomination:

1. Tucson Subdivisions in Transition, 1928-1959, and
2. Tucson Architectural Styles in Transition, 1928-1959.

The early story of local homesteading and unrealized development plans sets the stage for San Clemente's first construction. The prelude to development begins in 1909 with the granting of the first homesteads that would become San Clemente. The development history begins in 1930 with the platting and opening of San Clemente, Unit One, the earliest existing subdivision in the survey area. San Clemente's era of architectural significance spans from 1930 to 1959, commencing with the platting of the subdivision and construction of the first houses. The era ends in 1959 with the completion of virtually all the original development. Although that date reflects less than the customary 50-year cut-off date for defining the start of the modern era, the continuity of development and architectural styles through that time is indistinguishable from previous development. As of 1959 only about 10 percent of the neighborhood (29 parcels) remained vacant and undeveloped. Those post-1952 houses share the same styles and character as the historic contributors and can hardly be discerned as being younger.

Location

The district still retains its original boundaries from the platting of the subdivision units from 1930 through 1946. It has not suffered encroachment by incompatible modern development at the edges. It has, however, seen the demolition of about eight houses on its perimeter. There has occurred no significant loss of original building inventory within the subdivision.

Setting

It is the picturesque Southwestern setting of the San Clemente residential neighborhood that distinguishes it from earlier neighborhoods that may share similar styles of architecture. The winding streets, desert landscaping of yards, the palm trees of the medians and parks contribute to a comfortable setting for the Ranch Style houses. So too, do the carports and driveways of the houses mark the neighborhood as a product of

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mid-twentieth century America.

The gently rolling topography, winding streets, curbs and sidewalk and gravel desert-landscaped front yards have sustained very little alteration as the setting for the rows of historic houses. Very few intrusive front yard walls have been constructed to obscure the individual house facades or interrupt the sweeping flow of the streetscape character. In recent years the City of Tucson has introduced traffic calming features to the streets of the San Clemente neighborhood. The speed humps installed in the streets do not detract from the character of the architecture or the public rights-of-way. The small desert-landscaped islands cut into several four-way intersections complement the historic landscape palette and serve as an opportunity to display a charming collection of found-steel-object folk art sculptures. These islands are simply cut into the asphalt and have no square curbs. The artistic mid-intersection landscape features mitigate the presence of what otherwise could have been intrusive civil engineering solutions to traffic calming.

The scarcity of water in Tucson, as compared to Phoenix, influenced the approach to landscaping in the neighborhood. The similar Phoenix neighborhoods, built upon former agricultural fields, were served by a pre-existing, inexpensive flood irrigation system fed by the Roosevelt Dam. By contrast, in Tucson the neighborhoods were built upon rolling, dry desert lands which were served only by the City's domestic water system, delivering expensive, pumped well water. The character of Tucson's residential desert landscaping was driven by the expense and scarcity of water, the rolling topography, and development directly upon desert lands rather than on farmlands. Of necessity, Tucson was using modern xeriscaping techniques in residential settings a century before it became popular in Phoenix during the 1980s.

Feeling

The historic character and spirit of the neighborhood is retained through the careful maintenance of the individual properties. The feeling evoked by the general condition of the neighborhood is almost identical to that experienced here at the height of development in the late 1950s. The general integrity of regional architectural styles, unique local masonry work, and spare desert landscaping give the district a feeling of being in one of Tucson's finer Ranch Style suburban neighborhoods during the 1940s and 1950s.

Design

Architectural styles of the district are decidedly of a Western flavor (national use of Ranch Style) with a Southwestern touch (regional use of flat-roofed Southwest Style, Territorial, and Pueblo Revival), and a Tucson twist (local use of mortar-washed red brick). Most of these custom-designed houses have retained the individual historic character of their original facades. Some exterior masonry walls have been sheathed with modern-era textured stucco. But few front porches were even large enough to consider in-filling. Few additions to fronts or sides of houses can be found. The presence of a few production houses of similar floor plan and varied elevation is the harbinger of the Ranch Style tract developments of the late 1950s and the 1960s.

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Materials

The utilization of a limited palette of materials in a wide variety of ways gives the neighborhood a pleasing character manifested simultaneously through unity and diversity. Painted brick and subtly textured stuccoed walls are very typical of the Ranch Style and Southwest buildings of Arizona, but it is the mortar-washed red brick and red burnt adobe which gives Tucson buildings a unique character. These materials are still very much intact and evident as character-defining features of the district.

Workmanship

The quality of historic masonry work in the houses has been retained and contributes significantly to the character of the district. The variety of masonry details in parapet silhouettes and cornice profiles, in arched openings, in stepped site walls, and in bonding patterns is still in evidence throughout the district. Also, the skillful application of the subtle historic stucco textures also is notable and distinctive from modern, heavy-handed Spanish lace textures that are used on exterior walls today to hide poor workmanship of modern masons and carpenters. A local tradition of skilled masons and plasterers is evident the workmanship of Tucson buildings -- and most particularly in the San Clemente neighborhood.

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List of Contributing/ Non-Contributing Properties

Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
Cooper Street	SC03-01	Park	N/A	N/A	Contributor	
Vacant	SC04-02		N/A	N/A	Non-Contributor	vacant land
Vacant	SC12-03		N/A	N/A	Non-Contributor	vacant land
Vacant	SC26-09		N/A	N/A	Non-Contributor	vacant land
Vacant	SC01-02		N/A	N/A	Non-Contributor	vacant land
Vacant	SC32-07		N/A	N/A	Non-Contributor	vacant land
Vacant	SC12-02		N/A	N/A	Non-Contributor	vacant land
Vacant	SC06-02		N/A	N/A	Non-Contributor	vacant land
Vacant	SC06-01		N/A	N/A	Non-Contributor	vacant land
Vacant	SC32-14		N/A	N/A	Non-Contributor	vacant land
101 S Irving	SC07-15	Mrs. May T. Davison House	Territorial Ranch	1938	Contributor	
101 S La Creciente	SC02-01	Omer K. Anderson House	Classic Ranch	1950	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
102 S Calle de Jardin	SC07-01	Dr. S. Grellis House	Classic Ranch	1951	Contributor	
102 S. Longfellow	SC02-15	D.W. Keplar House	Classic Ranch	1951	Contributor	
103 S. Bryant Ave	SC09-05	Anthony Madonia House	Classic Ranch	1955	Contributor	
103 S Calle de Jardin	SC08-09	Samuel Lefkowitz House	Southwest	1936	Non-Contributor	Wall; stucco; window security screens
105 S Calle de Jardin	SC08-08	John R. Ramsden House	Southwest	1947	Contributor	
105 S. Irving	SC07-14	Fernand J. Miques House	International	1938	Contributor	
105 S. Longfellow	SC04-01	O.K. Anderson House	Classic Ranch	1949	Non-Contributor	Wall
106 S. Calle de Jardin	SC07-02	H.P. Milder House	Classic Ranch	1953	Non-Contributor	Wall; many alterations and additions
109 S. Irving	SC07-13	Sam Melnick House	Pueblo Revival	1936	Contributor	
110 S. Bryant	SC08-02	Bruce Cole House	Territorial Ranch	1938	Contributor	
110 S. Calle de Jardin	SC07-03	House	Art Moderne	1977	Non-Contributor	Wall; Age

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
110 S Irving	SC06-03	V.L. Mahoney House	Contemporary	1948	Contributor	
110 S La Creciente	SC01-03	Ira R. Gregory House	Spanish Colonial	1934	Contributor	
111 S Calle de Jardin	SC08-07	Leslie M. Cronk House	Contemporary	1963	Non-Contributor	Age
111 S. Calle El Centro	SC12-01	Edmond H. Basye House	Southwest	1938	Contributor	
111 S. La Creciente	SC02-02	Mrs. Alice Lewellen House	Spanish Colonial	1937	Contributor	
113 S. Calle de Madrid	SC13-01	Harry A. Wright House	Spanish Colonial Ranch	1968	Non-Contributor	Age; Additions and Alterations
114 S Calle de Jardin	SC07-04	Glenn F.W. Harrison House	Spanish Colonial Ranch	1943	Contributor	
114 S. Calle El Centro	SC09-02	T. Gray Wright House	Pueblo Revival	1945	Non-Contributor	Wall
114 S. Palomar	SC04-03	A.B. Mewborn House	Spanish Colonial	1936	Non-Contributor	Wall
115 S. Bryant	SC09-04	Clermont D. Loper House	Territorial Ranch	1936	Contributor	
115 S. Calle El Centro	SC12-07	Byron C. Kemp House	Spanish Colonial Ranch	1946	Contributor	
115 S. Irving	SC07-12	John B. O'Dowd House	Pueblo Revival	1940	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
115 S. Palomar	SC06-13	H.O. Tennison House	Spanish Colonial	1953	Contributor	
118 S. La Creciente	SC01-04	Homer F. Magee House	Spanish Colonial Ranch	1954	Contributor	
119 S. Irving	SC07-11	William Stuart Nicholas House	Contemporary	1948	Contributor	
119 S. Longfellow	SC04-08	W.H. Bretall House	Classic Ranch	1950	Contributor	
120 S. Calle De Jardin	SC07-05	Lester H. Kahl House	Classic Ranch	1938	Contributor	
120 S. Calle de Madrid	SC11-04	Albert D. Runkle House	Territorial Ranch	1950	Non-Contributor	Wall; major remodel
120 S. Irving	SC06-04	D.W. Depugh House	Classic Ranch	1951	Non-Contributor	Wall
120 S. Longfellow	SC02-14	W.E. Schulmeyer House	Spanish Colonial Ranch	1953	Contributor	
121 S. La Creciente	SC02-03	Virgil Stewart House	Classic Ranch	1951	Contributor	
122 S. Calle de Jardin	SC07-06	Morris Elsing House	Early Ranch	1937	Contributor	
125 S. Bryant	SC09-03	Dewane M. Kelley House	Classic Ranch	1951	Contributor	
125 S. Calle de Jardin	SC08-06	Nicholas V. Ponomareff House	Southwest	1936	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
125 S. Calle El Centro	SC11-02	Mrs. Anna H. Stevens House	Classic Ranch	1941	Contributor	
125 S. Irving	SC07-10	Antonio D'Amico House	Early Ranch	1946	Contributor	
126 S. Calle de Jardin	SC07-07	Albert L. Fell House	Pueblo Revival	1942	Contributor	
129 S. Irving	SC07-09	Harold F. Brown House	Early Ranch	1941	Contributor	
130 S. Bryant	SC08-03	George a Folkrod House	Territorial Ranch	1964	Non-Contributor	Age
130 S. Longfellow	SC04-07	Vincent Mannarelli House	Classic Ranch	1958	Contributor	
135 S. Longfellow	SC04-07	H.A. Mack House	Classic Ranch	1948	Contributor	
135 S. Palomar	SC06-12	Dr. H.C. Thompson House	Spanish Colonial	1936	Contributor	
136 S. Calle de Jardin	SC07-08	R. deHesse House	Contemporary	1958	Contributor	
140 S. Irving	SC06-05	E.W. Bollin House	Spanish Colonial	1939	Contributor	
148 S. Longfellow	SC02-12	Eugene Phillips House	Spanish Colonial	1952	Contributor	
150 S. Bryant	SC08-04	Rev. Rolf A. Borg-Breen House	Contemporary	1968	Non-Contributor	Age

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
150 S. Irving	SC06-06	V.M. Ollier House	Classic Ranch	1950	Contributor	
150 S. Palomar	SC04-04	N. Kidd House	Territorial Ranch	1951	Contributor	
155 S. Calle de Madrid	SC13-06	Lawrence P. Pohle House	Classic Ranch	1948	Contributor	
155 S. Palomar	SC06-11	Dr. H.S. Faris House	Classic Ranch	1948	Contributor	
160 S. Irving	SC06-07	B.M. Kaufman House	Spanish Colonial Ranch	1948	Non-Contributor	Wall
170 S. Irving	SC06-08	House	Territorial Ranch	1975	Non-Contributor	Age
175 S. Calle Contento	SC06-10	A.E. Kinder House	Classic Ranch	1948	Contributor	
211 S. Calle de Jardin	SC16-06	House	Contemporary	1953	Contributor	
214 S. Calle de Madrid	SC15-03	House	Contemporary	c. 1995	Non-Contributor	Age; Wall
215 S. Calle de Madrid	SC24-02	Arthur S. Thompson House	Classic Ranch	1950	Contributor	
219 S. El Volador	SC16-05	House	Contemporary	1958	Contributor	
220 S. Calle de Jardin	SC17-04	House	Contemporary	1974	Non-Contributor	Age; Wall

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
220 S. Calle de la Azucena	SC14-04	House	Southwest	1963	Non-Contributor	Age; Porch Infill
220 S. El Volador	SC22-04	Mrs. Maude Matthews House	Classic Ranch	1951	Non-Contributor	Wall
221 S. Calle de Jardin	SC22-03	Omer K. Anderson House	Early Ranch	1941	Contributor	
224 S. Calle de Madrid	SC15-04	House	Classic Ranch	1951	Contributor	
225 S. Calle de la Azucena	SC25-04	Arthur W. Lynch House	Classic Ranch	1955	Contributor	
225 S. Calle de Madrid	SC16-04	House	Early Ranch	1940	Contributor	
227 S Calle de Jardin	SC22-02	Morris Banovitz House	Classic Ranch	1941	Non-Contributor	Wall
230 S. Calle de Jardin	SC17-05	House	Classic Ranch	1950	Contributor	
230 S. Calle de Madrid	SC16-03	House	Territorial Ranch	1949	Contributor	
230 S. El Volador	SC22-05	House	Classic Ranch	1949	Contributor	
233 S. Calle de Madrid	SC23-04	Royal B. Irving House	Classic Ranch	1940	Non-Contributor	Wall
235 S. Calle de Jardin	SC22-01	James E. Dunseath House	Classic Ranch	1954	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
235 S. Calle de la Azucena	SC25-03	W.M. Peck House	Classic Ranch	1946	Contributor	
237 S. Calle de Madrid	SC23-03	Dr. W.A. Schell House	Classic Ranch	1942	Contributor	
240 S. Calle de la Azucena	SC24-05	Marvin T. Walton House	Classic Ranch	1950	Contributor	
240 S. Calle de Madrid	SC22-06	E.L. Kettenbach House	Spanish Colonial Ranch	1950	Contributor	
243 S. Calle de Madrid	SC23-02	Walter T. Haymore House	Classic Ranch	1949	Contributor	
245 S. Bryant	SC24-01	C.C. Wells House	Classic Ranch	1954	Contributor	
245 S. Calle de la Azucena	SC25-02	J.T. Grotenhouse House	Classic Ranch	1947	Contributor	
249 S. Calle de Madrid	SC23-01	William Backer House	Classic Ranch	1950	Contributor	
250 S. Calle de la Azucena	SC24-06	Ruben Grace Jr. House	Classic Ranch	1946	Contributor	
250 S. Calle de Madrid	SC22-07	House	Territorial Ranch	1982	Non-Contributor	Age; Wall
255 S. Calle de la Azucena	SC25-01	Willard C. Stiver House	Territorial Ranch	1951	Contributor	
305 S. Calle de Madrid	SC28-01	H.G. Lehan House	Classic Ranch	1954	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
315 S. Bryant	SC27-07	Joaquien L. Astariazaran House	Classic Ranch	1956	Contributor	
315 S. Calle de la Azucena	SC26-15	House	Classic Ranch	1950	Contributor	
320 S. Bryant	SC28-04	G.B. Wolfe House	Classic Ranch	1951	Contributor	
320 S. Calle de Madrid	SC29-04	S.W. Rebeil House	Classic Ranch	1950	Non-Contributor	Wall
320 S. Columbus	SC26-04	W.A. Jameson House	Classic Ranch	1949	Contributor	
321 S. Irving	SC29-14	Edward Minkus House	Classic Ranch	1948	Contributor	
325 S. Bryant	SC27-06	Debyeannes House	Classic Ranch	1950	Contributor	
325 S. Calle de la Azucena	SC26-14	House	Classic Ranch	1947	Contributor	
325 S. Calle de Madrid	SC28-07	B.A. Greenberg House	Classic Ranch	1952	Contributor	
325 S. Irving	SC29-13	N.D. Perlman House	Classic Ranch	1946	Contributor	
330 S. Bryant	SC28-05	J.P. Lane House	Classic Ranch	1956	Contributor	
330 S. Calle de Madrid	SC29-05	Morris Ernst House	Classic Ranch	1951	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
330 S. Columbus	SC26-05	A.S. Malinowski House	Southwest	1953	Contributor	
331 S. Alvernon	SC32-01	Apartments	Classic Ranch	c. 1955	Contributor	
333-38	SC32-15	Condominium	Classic Ranch	1949	Contributor	
334 S. Calle de la Azucena	SC27-04	Kuperi House	Classic Ranch	1949	Contributor	
335 S. Bryant	SC27-05	Hard House	Classic Ranch	1956	Contributor	
335 S. Calle de al Azucena	SC26-13	J.A. Petronak House	Classic Ranch	1957	Non-Contributor	Wall; Porch infill
335 S. Irving	SC29-12	D.C. Whaley House	Classic Ranch	1952	Contributor	
336 S. Calle de Madrid	SC29-06	A.L. Minor House	Contemporary	1951	Contributor	
340 S. Columbus	SC26-12	H.S. Gaol House	Contemporary	1950	Non-Contributor	Wall
341 S. Calle de la Azucena	SC26-12	House	Contemporary Southwest	1993	Non-Contributor	Age
342 S. Calle de Madrid	SC29-07	J.H. Ruth House	Classic Ranch	1951	Contributor	
345 S. Calle de la Azucena	SC26-11	C. Evans House	Classic Ranch	1949	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
345 S. Irving	SC29-11	Eliz Y. Thomas House	Classic Ranch	1951	Contributor	
346 S. Calle de Madrid	SC29-08	Vance Batchelor House	Contemporary	1951	Contributor	
348 S. Bryant	SC28-06	B.H. Wilson House	Classic Ranch	1950	Contributor	
350 S. Calle de Madrid	SC29-09	M. Birdman House	Unknown	1949	Non-Contributor	Major Remodel
350 S. Columbus	SC26-07	R.S. Russell House	Classic Ranch	1952	Non-Contributor	Wall
350 S. Longfellow	SC32-10	J. Fajerson Residence	Southwest	1987	Non-Contributor	Age
355 S. Bryant	SC26-10	G.B. Fitzpatrick House	Southwest	1949	Non-Contributor	Porch infill with wrought iron
355 S. Irving	SC29-10	R.T. Plummer House	Classic Ranch	1953	Contributor	
355 S. Longfellow	SC31-16	Ruth E. Eich House	Contemporary	1954	Contributor	
360 S. Columbus	SC26-08	Guy Porter House	Contemporary	1962	Non-Contributor	Wall; Age
39 S. Palomar	SC05-02	Louis deRochemont House	Spanish Colonial	1937	Contributor	
3900 E. Broadway	SC01-01	Commercial Building	Contemporary Southwest	Post-1957	Non-Contributor	Age

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
3901 E. La Creciente	SC01-07	David Sirota House	Spanish Colonial	1948	Contributor	
3901 E. Whittier	SC20-13	Mrs. Naomi R. Walsh House	Contemporary	1950	Contributor	
3902 E. Calle de Jardin	SC20-01	Francis Siegeck House	Early Ranch	1950	Contributor	
3902 E Cooper	SC19-01	House	Classic Ranch	1956	Contributor	
3903 E Calle de Jardin	SC19-12	O.T. Hamilton House	Classic Ranch	1951	Contributor	
3910 E. Calle de Jardin	SC20-02	L.J. Beaudry House	Contemporary	1950	Contributor	
3910 E. Cooper	SC19-02	House	Classic Ranch	1951	Contributor	
3910 E. La Creciente	SC02-06	C.R. McFall House	Spanish Colonial	1950	Contributor	
3911 E. Calle de Jardin	SC19-11	N.E. Stewart House	Classic Ranch	1950	Contributor	
3911 E Cooper	SC02-07	House	Pueblo Revival	1990	Non-Contributor	Age
3911 E. Whittier	SC20-12	Andrew Landgraff House	Territorial Ranch	1950	Contributor	
3919 E Calle de Jardin	SC19-10	F.M. Carter House	Contemporary	1951	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
3919 E Cooper	SC02-08	House	Spanish Colonial Ranch	1937	Contributor	
3919 E Whittier St.	SC20-11	George J. Keahey House	Contemporary	1950	Contributor	
3920 E. Calle de Jardin	SC20-03	Ben Shein House	Classic Ranch	1951	Contributor	
3920 E. La Creciente	SC02-05	Mrs. Helen M. Patrick House	Spanish Colonial	1931	Contributor	
3921 E. La Creciente	SC01-06	Anne Smith House	Spanish Colonial	1946	Contributor	
3922 E. Cooper	SC19-03	House	Classic Ranch	1951	Contributor	
3927 E. Calle de Jardin	SC19-09	R.E. Kimball House	Classic Ranch	1949	Contributor	
3928 E. Calle de Jardin	SC20-04	Mrs. Clara M. Hilles House	Contemporary	1947	Contributor	
3931 E Whittier St.	SC20-10	Olof Berglof House	Classic Ranch	1951	Contributor	
3931-33 E. Timrod	SC32-13	Duplex	Classic Ranch	1956	Contributor	
3934 E. Calle de Jardin	SC20-05	K.E. Johnston House	Contemporary	1946	Contributor	
3934 E. Whittier	SC32-02	R.W. Brown House	Classic Ranch	1959	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
3935 E. Calle de Jardin	SC19-08	House	Spanish Colonial Ranch	1947	Contributor	
3935 E Cooper	SC02-09	Mrs. Goldie Lerner House	Classic Ranch	1951	Contributor	
3935-37 E. Timrod	SC32-12	C.S. Sefté Duplex	Classic Ranch	1956	Contributor	
3936 E Cooper	SC19-04	House	Classic Ranch	1950	Contributor	
3939 E Whittier	SC20-09	Ruth Pinkston House	Classic Ranch	1951	Contributor	
3942-44 E. Calle Chica	SC32-08	Anthony R. Consta House	Classic Ranch	1956	Contributor	
3943 E. Calle Chica	SC32-06	Fred Thomas House	Classic Ranch	1957	Contributor	
3944 E Whittier	SC32-03	Caroline Miller House	Classic Ranch	1955	Contributor	
3945 E. Calle de Jardin	SC19-07	House	Classic Ranch	1956	Non-Contributor	Wall
3946 E. Calle de Jardin	SC20-06	Mrs. Isola Martin House	Contemporary	1950	Contributor	
3952 E. Cooper	SC19-05	House	Contemporary	1951	Contributor	
3953 E. Calle Chica	SC32-05	House	Classic Ranch	1955	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
3954 E Calle Chica	SC32-09	J.J. Lane House	Classic Ranch	1954	Contributor	
3954 E Whittier	SC32-04	E.W. Schwidt House	Classic Ranch	1954	Contributor	
3955 E Calle de Jardin	SC19-06	House	Territorial Ranch	1947	Contributor	
3955 E. Cooper	SC02-10	House	Spanish Colonial Ranch	1955	Contributor	
3955 E Whittier	SC20-08	Faye Walker House	Classic Ranch	1957	Contributor	
3956 E. Calle de Jardin	SC20-07	Xenia D. Haushalter House	Classic Ranch	1950	Contributor	
3969 E. Palomar	SC02-11	Charles Danziger House	Classic Ranch	1942	Contributor	
3991-93 E. Timrod	SC32-11	Catherine Coggen Duplex	Classic Ranch	1955	Contributor	
4001 E. Calle Chica	SC30-12	P.L. Stoney House	Classic Ranch	1951	Contributor	
4001 E Calle de Jardin	SC18-12	House	Classic Ranch	1950	Contributor	
4001 E. Whittier	SC21-12	Charles F. Dent House	Classic Ranch	1950	Contributor	
4002 E. Calle Chica	SC31-01	A.J. Magruder House	Classic Ranch	1955	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4002 E Calle de Jardin	SC21-01	John T. Braddock House	Spanish Colonial Ranch	1953	Non-Contributor	Wall
4002 E. Cooper	SC18-01	House	Classic Ranch	1950	Contributor	
4002 E Whittier	SC30-01	W.D. Moon House	Classic Ranch	1950	Contributor	
4005 E Palomar	SC04-06	J.H. Handmaker House	American Colonial Ranch	1939	Contributor	
4009 E. Timrod	SC31-15	A.M. Schwarz House	Classic Ranch	1954	Contributor	
4010 E. Palomar	SC05-01	J.M. Williams House	Spanish Colonial	1940	Contributor	
4011 E. Calle Chica	SC30-11	P.F. Kionka House	Classic Ranch	1951	Contributor	
4011 E. Calle de Jardin	SC18-11	House	Classic Ranch	1950	Contributor	
4011 E. Whittier	SC21-11	John F. Caarls House	Classic Ranch	1950	Contributor	
4012 E. Calle Chica	SC31-02	F.J. Shafner House	Classic Ranch	1951	Contributor	
4012 E. Calle de Jardin	SC21-02	Eric Bollman House	Classic Ranch	1950	Contributor	
4012 E. Cooper	SC18-02	House	Classic Ranch	1950	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4012 E. Whittier	SC30-02	N.S. Kolins House	Classic Ranch	1950	Contributor	
4013 E. Timrod	SC31-14	J.M. Turner House	Classic Ranch	1951	Contributor	
4017 E. Timrod	SC31-13	Ruth Eich House	Contemporary	1963	Non-Contributor	Age
4021 E. Calle Chica	SC30-10	Wm. K. West House	Classic Ranch	1951	Contributor	
4021 E. Calle de Jardin	SC18-10	House	Classic Ranch	1950	Contributor	
4021 E. Whittier	SC21-10	C.C. Loper House	Classic Ranch	1952	Contributor	
4022 E. Calle Chica	SC31-03	W.A. Sanders House	Classic Ranch	1951	Contributor	
4022 E. Calle de Jardin	SC21-03	Thomas E. Hulton House	Contemporary	1953	Contributor	
4022 E. Cooper	SC18-03	House	Spanish Colonial Ranch	1959	Contributor	
4022 E. Whittier	SC30-03	Raymond Price House	Classic Ranch	1951	Contributor	
4023 E. Timrod	SC31-12	Mrs. Fred LaBree House	Classic Ranch	1951	Contributor	
4025 E. Palomar	SC04-05	R.H. Fuller House	Classic Ranch	1949	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4029 E. Timrod	SC31-11	G.C. Pfaff House	Classic Ranch	1951	Contributor	
4031 E. Calle Chica	SC30-09	G. Fraser House	Classic Ranch	1951	Contributor	
4031 E. Calle de Jardin	SC18-09	House	Classic Ranch	1950	Contributor	
4031 E. Whittier	SC21-09	A.E. Bruno House	Classic Ranch	1955	Contributor	
4032 E. Calle Chica	SC31-04	A.E. Marshall House	Classic Ranch	1951	Contributor	
4032 E. Calle de Jardin	SC21-04	Michael Bernfeld House	Classic Ranch	1951	Contributor	
4032 E. Cooper	SC18-04	House	Classic Ranch	1951	Contributor	
4032 E. Whittier	SC30-04	Abe Feverstein House	Classic Ranch	1951	Contributor	
4035 E. Timrod	SC31-10	L.G. Lange House	Classic Ranch	1952	Contributor	
4041 E. Calle Chica	SC30-08	H.A. Hutchins House	Classic Ranch	1951	Contributor	
4041 E. Calle de Jardin	SC18-08	House	Classic Ranch	1950	Contributor	
4041 E. Timrod	SC31-09	D.C. Most House	Classic Ranch	1952	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4041 E. Whittier	SC21-08	Edward F. Meyer House	Classic Ranch	1957	Contributor	
4042 E. Calle Chica	SC31-05	D.E. Philips House	Classic Ranch	1956	Contributor	
4042 E. Calle de Jardin	SC21-05	Joseph H. O'Reilly House	Classic Ranch	1950	Contributor	
4042 E. Cooper	SC18-05	House	Classic Ranch	1953	Contributor	
4042 E. Whittier	SC30-05	Jacoby Smith House	Classic Ranch	1953	Contributor	
4047 E. Timrod	SC31-08	H.B. Watson House	Classic Ranch	1956	Contributor	
4051 E. Calle Chica	SC30-07	C.L. Mobley House	Classic Ranch	1951	Contributor	
4051 E. Calle de Jardin	SC18-07	House	Classic Ranch	1950	Contributor	
4051 E. Whittier	SC21-07	Murray Shiff House	Classic Ranch	1954	Contributor	
4052 E. Calle Chica	SC31-06	T.R. Baker House	Classic Ranch	1950	Contributor	
4052 E. Calle de Jardin	SC21-06	Sherood B. Owens Jr. House	Classic Ranch	1950	Contributor	
4052 E. Cooper	SC18-06	House	Spanish Colonial Ranch	1950	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4052 E. Whittier	SC30-06	S.L. Rich House	Classic Ranch	1958	Contributor	
4065 E. Cooper	SC06-09	Dr. F.B. Schutzbank House	Spanish Colonial	1939	Contributor	
4075 E. Timrod	SC31-07	City Fire Station No. 11	Art Moderne	1956	Contributor	
4101 E. Wittier	SC22-10	W. Paul Holbrook House	Spanish Colonial Ranch	1951	Contributor	
4102 E. Cooper	SC17-01	House	Contemporary	1954	Contributor	
4102 E. Whittier	SC29-01	P.R. Siberts House	Classic Ranch	1950	Contributor	
4110 E. Cooper	SC17-02	House	Early Ranch	1940	Contributor	
4111 E. Calle El Centro	SC08-05	James Baird House	Territorial Ranch	1945	Non-Contributor	Major Addition; Wall
4111 E Whittier	SC22-09	House	N/A	1975	Non-Contributor	Age
4114 E. Calle El Centro	SC10-03	L.Z. Cone House	Territorial Ranch	1950	Contributor	
4116 E. Whittier	SC29-02	W.S. Williamson House	American Colonial Ranch	1951	Contributor	
4120 E. Cooper	SC17-03	House	Early Ranch	1939	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4121 E. Whittier	SC22-08	House	Spanish Colonial Ranch	1946	Contributor	
4130 E. Cooper	SC16-07	House	Territorial Ranch	1953	Contributor	
4132 E. Whittier	SC29-03	M. Raticoff House	Territorial Ranch	1945	Contributor	
4135 E. Cooper	SC10-01	Adrian R. Brian House	Contemporary	1953	Contributor	
4140 E. Cooper	SC16-01	House	Spanish Colonial Ranch	1948	Contributor	
4144 E. Broadway	SC08-01	Arthur D. Wharton House	International	1941	Contributor	
4145 E. Cooper	SC10-02	Smith Pykett House	Classic Ranch	1956	Contributor	
4147 E. Whittier	SC23-05	Eugene L. Shaver House	Classic Ranch	1949	Non-Contributor	Major Remodel
4150 E. Cooper	SC16-02	House	Classic Ranch	1952	Contributor	
4160 E. Whittier	SC28-02	F.M. Staples House	American Colonial Ranch	1948	Contributor	
4170 E. Whittier	SC28-03	T.L. Pierce House	Classic Ranch	1949	Contributor	
4201 E. Cooper	SC11-06	John F. Tanner House	Territorial Ranch	1941	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4202 E. Calle El Centro	SC11-01	Willard C. Stiver House	Classic Ranch	1955	Contributor	
4202 E. Cooper	SC15-01	House	Classic Ranch	1954	Contributor	
4205 E. Whittier	SC24-08	Hugh O. Fry House	Classic Ranch	1954	Contributor	
4210 E. Whittier	SC27-01	House	Classic Ranch	1951	Contributor	
4215 E. Cooper	SC11-05	Leo J. Kent House	Territorial Ranch	1952	Contributor	
4220 E. Cielo Azul	SC24-03	Frank E. Alder House	Territorial Ranch	1939	Non-Contributor	Major Additions/Alterations
4220 E. Cooper	SC15-02	House	Spanish Colonial Ranch	1948	Contributor	
4220 E. Whittier	SC27-02	Murrell House	Classic Ranch	1951	Contributor	
4222 E. Broadway	SC09-01	Robert F. Friske House	Southwest	1938	Contributor	
4225 E. Whittier	SC24-07	George Mustakas House	Classic Ranch	1950	Non-Contributor	Wall; Carport Infill; Cast Iron Porch Posts
4230 E. Whittier	SC27-03	Macia House	Classic Ranch	1951	Non-Contributor	Cooling Tower; Major Remodel
4235 E. Cielo Azul	SC14-06	House	Classic Ranch	1954	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4235 E. La Jolla	SC12-06	Martin K. Boger House	Classic Ranch	1951	Contributor	
4240 E. Cielo Azul	SC24-04	Nancy Kidd House	Spanish Colonial Ranch	1952	Contributor	
4240 E. Cooper	SC14-01	Arthur Schaefer House	Classic Ranch	1939	Contributor	
4242 E. La Jolla	SC11-03	J.C. Armstrong House	Spanish Colonial Ranch	1950	Contributor	
4245 E. Calle de Madrid	SC12-05	Mary McDiarmid House	Classic Ranch	1951	Contributor	
4245 E. Cielo Azul	SC14-05	House	Spanish Colonial Ranch	1947	Contributor	
4245 E. Cooper	SC13-05	Julius S. Belfer House	Classic Ranch	1948	Contributor	
4250 E. Cooper	SC14-02	Paul L.W. Haid House	Territorial Ranch	1940	Contributor	
4254 E. Calle de Madrid	SC13-02	Benny Pose House	Classic Ranch	1953	Contributor	
4255 E. Calle de Madrid	SC12-04	John E. Cook House	Classic Ranch	1952	Contributor	
4256 E. Whittier	SC26-01	Thomas S. McCurnin House	Classic Ranch	1940	Contributor	
4260 E. Calle de Madrid	SC13-03	Robert E. Hanson House	Territorial Ranch	1953	Contributor	

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Address	Survey Site Number	Historic Name	Architectural Style	Date of Construction	NR Status	Comment
4260 E. Cooper	SC14-03	House	Classic Ranch	1941	Non-Contributor	Porch Infill; Roof Sprayed; Security Blinds
4260 E. Whittier	SC26-02	Bernard Wm. McKeown House	Contemporary	1947	Contributor	
4261 E. Cooper	SC13-04	Joseph H. Hedges House	Southwest	1937	Non-Contributor	Windows Replaced; Porch Infilled
4265 E. Whittier	SC25-05	Benjamin F. Soffee House	Pueblo Revival	1948	Non-Contributor	Wall
4270 E. Whittier	SC26-03	House	Classic Ranch	1951	Contributor	
8 La Creciente	SC02-04	Dr. Stirley C. Davis House	Spanish Colonial	1930	Contributor	
9 La Creciente	SC01-05	Barry R. Wheeler House	Mission Revival	1932	Contributor	

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SUMMARY

The San Clemente Historic District is a mid-twentieth century residential neighborhood located in east-central Tucson, Arizona. The San Clemente Historic District is considered significant under National Register Criterion "A" for its association with community development in Tucson. Community development significance is described later in this nomination as "Tucson Subdivisions in Transition, 1928-1959." Many prominent residents are associated collectively with the community development of Tucson. Although their contributions influenced local patterns of community planning and development, the historic district is not considered eligible under Criterion B. Discussion of their achievements is included simply for its support of Criterion A. The historic district is also considered significant under National Register Criterion "C" as being representative of Period Revival architectural styles dominant in Tucson after 1928, and for its association with Ranch Style architecture starting during World War II and continuing through the post-WWII transitional era. Architectural significance is described in this section as "Tucson Architectural Styles in Transition, 1928-1959."

The period of significance of the San Clemente Historic District begins in 1930 with the platting of Unit One of the San Clemente Addition and with construction of the first streets and houses. This period embraces the transition of subdivisions in Tucson from orthogonal grids to curvilinear patterns and back again as seen locally between 1923 and 1959. The period of significance ends in 1959, after the San Clemente Historic District was completely annexed to the City of Tucson and nearly all of the lots had been developed.

The San Clemente Historic District is located in proximity to three prominent late-twenties and early-thirties developments in Tucson. San Clemente is located south and east of El Con Mall, once the location of the El Conquistador resort hotel (built 1925-28, demolished 1968). It is located east of the Broadway Village Shopping Center and directly east of Reid Park and Randolph Golf Course. The San Clemente Historic District of Tucson is located in Section 15 of Township 14 South, Range 14 East, of the Gila and Salt River Base and Meridian in Arizona. Section 15 originally consisted of four separate parcels of land granted by the US government.

In 1909, John M. Roberts received a patent to just less than 160 acres of land in Section 15, comprising the northwest quarter of the section where the San Clemente Historic District would later develop. Dennis P. Gleason and Francis S. Smith each received patents to 160 acres of land in Section 15 on the same day in 1911. On May 25, Gleason received a patent to 160 acres of land in the southeast quarter of the section, and Smith received a patent to the 160 acres comprising the southwest quarter. Later in 1911, on July 24, Stella Phillips received a patent to 160 acres of land in the northeast quarter of Section 15.

The San Clemente Historic District takes its name from the San Clemente subdivision, developed in four units from 1930 to 1940. However, John M. and Margaret C. Roberts first attempted to subdivide their 160-acre homestead in 1923. John Roberts planned his early subdivision in conjunction with his brother, Joseph A. Roberts. Joseph had received a patent in 1913 to the 160-acre quarter section of land in Section 10, immediately north of the parcel homesteaded by John Roberts (the line dividing these two sections is now

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Broadway Road). While this early subdivision, platted in 1923 as Country Club Heights, remained essentially a "paper" subdivision visible only in recorded documents, it did establish an early structure to the area and provided original street names.

After an initial review of Tucson's historical background from 1775 to 1909, the early period of historic subdivision development in Tucson is described in "Residential Subdivision Development in Tucson, 1909-1928." This information provides the background for the neighborhood's establishment in 1930. The community development significance of the San Clemente Historic District is described "Tucson Subdivisions in Transition, 1928-1959." Brief biographies of significant individuals associated with the neighborhood are described in this section's historic context "Outstanding Residents of San Clemente, 1930-1959." Finally, architectural significance is described in "Tucson Architectural Styles in Transition, 1928-1959."

Period of Significance

Most of the community and architectural development in the San Clemente Historic District took place from 1930 to 1959. The year 1928 is significant in the history of local architecture for starting a transition to Period Revival styles, in particular variants of the Spanish Colonial, which dominated high-end Tucson architectural commissions from that point forward.

Although three 1920s subdivisions predate San Clemente, the primary period of significance for San Clemente residents begins in 1930 when the first homeowners moved in. The period of significance ends in 1959, after the San Clemente Historic District was completely annexed to the City of Tucson and nearly all of the lots had been developed. Although this ending date for the period of significance exceeds the 50-year limit of the National Register, it does provide a natural and understandable end for the significance era of the district. This allows for the inclusion within the district of any potential contributing properties, now or in the immediate future.

Historical Background of Exploration and Early Settlement, 1775-1909

Tucson has a rich and varied history extending back to the prehistoric era when the Hohokam Indians developed a high level of civilization along the banks of the Santa Cruz River. The historic period in the region begins with the arrival of the Spanish in 1698, who started a church at a Tohono O'Odham village today called San Xavier del Bac. Under the leadership of Padre Eusebio Francisco Kino, the Spanish also established a small outlying visita (church without a resident priest) eight miles north of Bac. Called San Agustin del Tucson, this outlying mission was often referred to as the "convento." The history of Tucson proper begins in 1775 when the Spanish established a presidio - a fort and fortified settlement - on the east side of the river across from the visita.

This walled settlement of Tucson was one of the final outposts of the Spanish empire in the New World. Spain's grip on its empire began to slip in 1810 when Father Hidalgo called for a war of independence from Spain. Mexico achieved this goal in 1821, and Tucson became part of a new nation. Despite the political change, residents on Mexico's northern frontier continued their traditional village lifeway. Streets were short

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and narrow. Homes and buildings were constructed of adobe, and buildings sat with their backs close to the street and with their face toward interior courtyards.

In 1846 war broke out between the United States and Mexico over the annexation of Texas. The Treaty of Guadalupe Hidalgo, ratified in 1848, brought an end to the war. The treaty also brought a tremendous amount of new land into the United States. As a result of the war, the present states of Texas, New Mexico, Arizona, Nevada, California, Utah, and a portion of Colorado were taken from Mexico. These new lands were the culmination of the concept of Manifest Destiny, the idea that the United States was destined to reach from sea to shining sea - from the Atlantic Ocean to the Pacific Ocean. In Arizona, lands north of the Gila River became part of the United States for the first time. This area did not include Tucson, which remained a part of Mexico.

The inclusion of the new territory led to demands for construction of a transcontinental railroad. Several railroad surveys identified possible routes. In Arizona, one route focused on the 35th parallel, and the other followed the 32nd parallel. Because the 32nd parallel route ran through Mexico, its supporters - southerners who would benefit from a railroad terminus in their portion of the country - convinced Congress to purchase additional land to accommodate the southern railroad route. On December 30, 1853, James Gadsden executed an agreement with Mexico that called for the purchase of territory in Arizona south of the Gila River for the proposed railroad. The United States agreed to pay \$10 million for the land. Ratified in 1854 as the Gadsden Purchase, this exchange brought what is now the Southern Pacific route through Arizona into the United States. Tucson was now a part of the Union.

Despite the commitment of Congress exhibited by the expenditure associated with the Gadsden Purchase, sectional differences between North and South prevented agreement on where to construct the transcontinental railroad. Of course, the railroad route was not the most noteworthy difference between the two parts of the country. The issue of slavery separated North and South, leading to the outbreak of the Civil War after the election of Abraham Lincoln in 1860.

After the southerners seceded from the Union, Congress adopted two measures of importance to Tucson. The first was the Pacific Railway Act, adopted on July 1, 1862, which authorized construction of the first transcontinental railroad. The second was the creation of the Territory of Arizona separate from New Mexico in 1863.

The Pacific Railway Act provided generous incentives for construction of the first transcontinental route. These included a wide right-of-way, grants of alternating sections of land along the right-of-way, and a cash subsidy. Railroad entrepreneurs became rich, such as the "Big Four" of the Central Pacific: Collis P. Huntington, Charles Crocker, Leland Stanford, and Mark Hopkins. The ostentatious wealth these men achieved resulted in a heavy demand for additional railway concessions from the Federal government. In 1871, Congress authorized a route along the 32nd parallel and awarded a charter to the Texas and Pacific Railroad. To forestall any entry into the lucrative California market, the Big Four chartered the Southern Pacific Railroad to protect

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their interests in Southern California and the Central Valley. The Southern Pacific began to construct a line east from Los Angeles, reaching the Colorado River across from Yuma, Arizona, in 1877.

The Southern Pacific constructed an extensive base of operations in Yuma, and surveyed the line east as far as Gila Bend. Actual construction began in October of 1878 after the heat of summer had passed. The crews moved quickly, reaching Adonde Wells thirty miles east of Yuma in December of 1878; Texas Hill sixty-four miles east of Yuma in February of 1879, Gila Bend on April 1, 1879, and Maricopa on April 29. Because of its location almost directly south of Phoenix, Maricopa became an important point as the closest spot on the mainline to the central city of the Territory (the Territorial capitol was moved to Phoenix in 1889). Railroad construction crews reached Casa Grande on May 19, 1879. Construction stopped there as the oppressive heat of the summer returned.

In addition to the summer heat, a second factor delaying resumption in construction was the lack of steel rails. A railroad construction boom echoed all across the country in the years following the Civil War. As a result there was a shortage of needed supplies. Construction of the Southern Pacific across Arizona resumed in January of 1880. Construction crews were within twenty miles of Tucson by the end of February. The crews arrived to a grand ceremony in Tucson on March 20, 1880.

When the railroad arrived in 1880, Tucson had changed little from its days as a sleepy Mexican village. In 1871, the Town Council petitioned the US government for a townsite plat, which was granted in 1874. In the meantime, S.W. Foreman had surveyed the original townsite into blocks and lots. Despite the imposition of a more formal order of grid development patterned after eastern cities, the first town plat of Tucson still carried a heavy imprint of its Hispanic past.

The arrival of the railroad changed Tucson in many profound ways. Travelers from all over the country now poured into the town, which was released at last from its isolation in the Arizona desert. The railroad also brought a wide array of manufactured goods - items that had once been shipped to Tucson only with great difficulty and at tremendous expense. While many of these goods adorned the interior of Tucson homes - things like sewing machines, furniture, and decorations - other items brought by the railroad changed the look of the houses themselves. Dimensioned lumber, shingles, hardware, and barrels of nails transformed the old adobes of Tucson into "modern" houses, creating a mixture of old and new architectural styles. New styles and materials were introduced based on eastern designs and using eastern materials. The town itself also grew as new houses were constructed to accommodate an increasing number of railroad workers.

Beyond a physical transformation, the arrival of the railroad resulted in dramatic changes in Tucson's social relations. Before the railroad, Tucson was a small Mexican town with few American settlers. Hispanics dominated the business and social activities of the village. Because of Tucson's isolated location, many of its prominent businessmen were associated with the transportation industry - in this case wagon trains and stage lines. The transportation arm of firms such as Tully & Ochoa and Lord & Williams were affiliated with

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merchant shops where the entrepreneurs would sell the goods they had laboriously shipped across the desert. After the arrival of the railroad, many of these freighter-merchant firms went bankrupt.

Many of the freighters and merchants had once prospered from the presence of the U.S. military in Tucson. In 1862 the U.S. Army established Tucson Post in the downtown area, soon renamed Camp Lowell. It became a permanent post in 1866 after the end of the Civil War. The central location of the camp's Military Plaza and the sometimes, boisterous soldiers proved to be too close for the comfort of the residents as the town grew. In 1873 the Army moved the camp to the confluence of the Rillito and Pantano rivers where it was christened Fort Lowell. Located far from the downtown area, the main buildings at Fort Lowell comprised a fairly compact area near the intersection of today's Fort Lowell and Craycroft Roads.

Despite the compact nature of the fort proper, the federal government reserved a large amount of land surrounding Fort Lowell to protect its water supply and for training purposes. The Fort Lowell Military Reservation covered an "L" shaped area thirteen miles long and seven miles wide at its widest point. The western boundary of the military reservation extended as far west as today's Alvernon Way, encompassing the future location of the San Clemente Historic District. Fort Lowell remained a center of military operations during a long period of conflict between Native American groups and settlers in Arizona. This period came to an end in 1886 when Apache leader Geronimo agreed to lay down his arms. The government closed the Fort Lowell Military Reservation in 1891 and slowly opened the area to settlement.

In 1885 the Territorial Legislature selected Tucson as a location for the University of Arizona. This land grant college was constructed far from downtown, on a rise of land to the north and east of the old pueblo. At first, the University was isolated from the main portion of the city. Later, the University contributed to the development of residential subdivisions in its immediate vicinity, and on lands between it and downtown Tucson.

The economic boom provided by the railroad and the university was fairly short lived. The last fifteen years of the nineteenth century saw relatively slow growth in Tucson. This started to change as the town entered the first decade of the twentieth century.

In 1899 the City subdivided and sold the Military Plaza, a large rectangle of land that had been used by the US Army from 1862 to 1872. A portion of this land became the Armory Park neighborhood, developed close to the railroad tracks as an enclave for railroad-workers. The abandonment of Fort Lowell in 1891 opened up a large amount of land east of the University to homesteading. These homesteads, including the Roberts homestead that later comprised the San Clemente Historic District, formed the basis for later subdivision growth.

A number of subdivisions were platted by 1909 on land that had been homesteaded earlier. These subdivisions represented heavy residential growth in the area west of the University of Arizona. The many new

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residents that located east of downtown are evidence of the strong pull the University had on subdivision development, extending the city north and east from downtown.

Historical Background of Residential Subdivision Development, 1909-1928

The state of Arizona as a whole witnessed tremendous economic development as it finally emerged from Territorial status during the second decade of the twentieth century. Large irrigation projects, increased investment, and a more stable society led to the achievement of Arizona statehood in 1912. With the start of World War One in Europe in 1914, Arizona became an important producer of the agricultural and mineral products needed for the war effort. The economy of Arizona continued to improve, particularly after the entrance of the United States into World War One in 1917.

The increased prosperity of Tucson led to an expansion of the town to the north and east. This growth out from the downtown area followed a natural pattern away from the flood plain of the Santa Cruz River on the west and toward the University of Arizona to the northeast of downtown. Many early farms and homesteads in this area were converted to residential subdivisions as the demand for homes grew.

Even as earlier homesteads were being transformed to residential subdivisions, areas further from the center of Tucson were still being homesteaded. This included land in the area that would later become the San Clemente Historic District. John M. Roberts received a patent to the land from the federal government in 1909 and was first to settle this area. This homestead land had previously been part of the Fort Lowell Military Reservation that closed in 1891. Little is known about early homesteader and later subdivider John M. Roberts and his wife Margaret C. Roberts. A review of Tucson city directories indicates that the couple arrived in Tucson by 1904. They continue to appear in city directories until 1928. In later years of the directories, Mr. Roberts is listed as being affiliated with the real estate field.

The following decade of the 1920s continued to be a prosperous one for Arizona, although a brief post-war slump in the price of cotton and copper curtailed growth for a time. But the Arizona economy soon rebounded. The "Roaring Twenties" was a period of prosperity for most, as demand for consumer goods resulted in a strong economy. One portion of the economy that was particularly healthy was automobile production, which in turn spurred the mobility of many Americans. Historian C.L. Sonnichsen called the 1920s Tucson's "Gold-plated Decade."

The first subdivision development in what would later become San Clemente took place in the "Gold-plated Decade" of the 1920s. In 1922, John M. Roberts contracted with surveyor Paul E. Fernald to prepare a map of the "Country Club Heights" subdivision. Although a copy of the original Fernald map has not been located, it appears from other sources that Country Club Heights was originally planned to encompass a total of thirty-two blocks in the two 160-acre parcels homesteaded by the Roberts brothers. Blocks 1 through 16 were located on Joseph's homestead north of Broadway, and blocks 17 through 32 were located south of Broadway on John's homestead.

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While the original plan was ambitious, the first portion of the Country Club Heights subdivision actually platted and filed with the Pima County Recorder was more modest. On March 5, 1923, J.M. Roberts received approval from the City of Tucson to file his subdivision plat map with Pima County. It consisted of eight blocks oriented east-west, four each on the north and south sides of Broadway Boulevard. Blocks 13 to 16 were platted north of Broadway, while Blocks 17 to 20 were platted south of Broadway. This early plat established the literary nomenclature for Country Club Heights streets, some of which survive today. Starting with the first street east of Alvernon, Roberts named his north-south streets Longfellow, Irving, Bryant, and Thoreau Avenues. Roberts named the east-west street south of Broadway "Cooper Street." Thoreau is now Columbus Boulevard. Roberts filed the plat map with the county recorder on March 27, 1923.

Even this smaller version of the original plan may have been too ambitious. In 1927, John M. and Margaret C. Roberts returned to the drawing board. On February 8, they received approval from the City of Tucson to re-subdivide the four blocks on the south side of Broadway. Pima County approved the plan on March 7. On March 9, 1927, the Roberts filed the plat re-subdividing Blocks 17 to 20 of Country Club Heights with the county recorder.

Later in the year, in June, John M. and Margaret C. Roberts platted yet another version of the Country Club Heights subdivision. This subdivision consisted of fourteen blocks south of Broadway, including Blocks 17 to 20 that had been the subject of two prior plats. The additional blocks, numbered 21 to 30, filled out the remaining portion of the 160-acre original John Roberts homestead, with the exception of the south half of the southeast quarter. These two blocks (which would have been numbered 31 and 32) were left un-platted on the map.

The Roberts called the new subdivision Country Club Heights, South Side. They received approval from the City on June 6, 1927. The Pima County Board of Supervisors concurred on June 22. The Roberts continued the literary nomenclature for the new east / west streets in the subdivision. The first street south of Cooper was called Whittier, followed by Timrod and Hayne streets.

Despite the considerable efforts of John M. and Margaret C. Roberts, most of their Country Club Heights subdivision was later re-subdivided to become San Clemente. Only Blocks 22, 27, and 28 of Country Club Heights South Side retain their original block designations. The following is a list of original and subsequent block designations in the San Clemente Historic District:

Country Club Heights, South Side
Original Block Designation of 1923
Block 20
Block 19
Block 18
Block 17
Block 24

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Re-platted Block Designations
San Clemente Block 1 (1930)
San Clemente Block 2 (1930)
San Clemente Block 3 (1932)
San Clemente Block 4 (1932)
San Clemente Block 5 (1938)

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Block 23	San Clemente Block 6 (1938)
Block 25	San Clemente Block 7 (1940)
Block 26	San Clemente Block 8 (1940)
Block 21	San Clemente Annex (1946)
Blocks 22, 27, 28	unchanged

In addition to being a destination for health seekers, in the twenties Tucson became a prime location for fun seekers. Development of the tourism industry in Tucson would have a dramatic impact on the success of subdivisions in Tucson, finally turning the dream of John and Margaret Roberts into reality. However, it would be left for others to succeed where the Roberts had failed.

In 1922 Tucson boosters organized the "Sunshine Climate Club" for visitors seeking relaxation in the city's warm winters. Landmarks such as the Temple of Music and Art, the San Xavier Mission, and the University of Arizona drew their share of visitors as well. Tucson transplant Leighton Kramer encouraged another tourist-related enterprise in Tucson. Kramer worked with a group of Tucson businessmen and winter visitors to establish a rodeo for Tucson in 1924. The group included C. James and A.H. Conron, president and secretary of the Chamber of Commerce, local car dealer Monte Mansfield, architect M.H. Starkweather, and cattlemen Jack Kenny and Bud Parker. The founders named the event *La Fiesta de los Vaqueros*, and it included both a parade and rodeo. It is an annual event that continues today.

In 1925, the City of Tucson undertook a new venture to bring additional visitors to the area. Its tourist industry was hampered by a lack of accommodations needed to increase the number of visitors. In March of 1925, the Chamber of Commerce funded a study of the best way to increase the amount of lodging for visitors. A consulting firm recommended the construction of a resort hotel at the far edge of the city. Since this already met with the desires of the local community, Tucson leaders quickly embraced the idea.

Although several sites were considered, a location on Broadway Road just east of Country Club emerged as the final choice. Its selection was governed by a donation of land. Country Club Heights subdividers John M. and Margaret C. Roberts donated 120 acres of property they had acquired in the area of the project area. No doubt the Roberts had the idea that construction of the resort hotel in close proximity to their subdivision holdings would increase their net worth. City leaders held a contest to select a name for the hotel and Ralph Ellingwood won with his suggestion of the El Conquistador Hotel.

Despite the grand hopes, the El Conquistador project suffered from poor planning and timing. Construction expenses prove more than anticipated and funds ran out before the building was completed. The project was sold to a developer that managed to open the hotel on November 22, 1928. However, with just 46 guest rooms to support an extensive infrastructure, the hotel never made money. The start of the Great Depression after the stock market crash of 1929 made matters worse. The owners filed for bankruptcy in 1935.

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Part of the property was converted to a shopping mall in 1959, and in 1968 wreckers demolished the old hotel to make more room for shopping.

HISTORICAL CONTEXT: Tucson Subdivisions in Transition, 1928-1959

Scholars Anne M. Nequette and R. Brooks Jeffery mark the year 1928 as a turning point in Tucson's architectural history. Writing in *A Guide to Tucson Architecture* (University of Arizona Press, 2002), Nequette and Jeffery note that three innovative subdivisions were platted in 1928 that changed residential development in Tucson. Prior to 1928, subdivisions were planned and executed in a standard and unrelenting orthogonal grid. Designed to get the most lots from a single piece of land, the symmetry of the gridded streets and lots appealed to the growing middle class.

With the platting of El Encanto Estates, Colonia Solana, and Catalina Foothills Estates in 1928, a new model of subdivision emerged in Tucson. The two University of Arizona architectural historians describe this change as follows (pp. 26-27):

Each of these subdivisions was designed to provide a unique environment, and they became models for subsequent subdivision development. Although unique, each subdivision incorporated common characteristics: curvilinear street patterns, in direct contrast to the existing gridiron standards; protection of the existing landscape and its use as a marketing tool; exploitation of the romantic image of Tucson's relationship to its Spanish heritage, and deed restrictions, which controlled home ownership, set minimum construction costs, and defined the architectural expression of individual residences.

The El Conquistador provided the impetus for two nearby subdivisions in 1928: El Encanto Estates and Colonia Solana. Two years later, these subdivisions provided the pattern for San Clemente. El Encanto and Colonia Solana are different from each other and from San Clemente. El Encanto has a patterned and symmetrical design with formal landscaping, while Colonia Solana follows the contours of the land and features natural vegetation. San Clemente has the best of both worlds, with symmetry and formality broken by an acknowledgement of the natural desert environment. Despite the differences in execution, all three subdivisions share the characteristics described by scholars Nequette and Jeffery. Both El Encanto and Colonia Solana are listed on the National Register as historic districts.

While 1928 marked a change in subdivision development in Tucson, the year 1929 marks the end of the roaring twenties for the nation as a whole. The "Gold-plated Decade" came to a screeching halt in October of 1929 when the bottom dropped out of the stock market with a thunderous crash. This resulted in a reduction of subdivision activity in Tucson. As the thirties wore on, the depression began to ease a bit. Public works programs sponsored by the Federal government gradually began to have an effect. The economy improved, and more and more people began to construct homes.

While one might think that subdivision and residential development would be curtailed by the Depression, this was true only for the first desperate years of the calamity. As time went by, more and more people turned to subdividing their land holdings as a way to obtain extra income for their family. For wealthier

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individuals, the Depression could be weathered like any periodic storm. For the upscale subdivisions of El Encanto Estates, Colonia Solana, and, starting in 1930, San Clemente, the economic downturn had a less dramatic effect.

Although the first unit of San Clemente would not be platted until 1930, in 1928 developer Stanley Williamson took the first steps toward bringing his vision to reality. On January 31, 1928, Williamson incorporated the Arizona Realty, Construction and Subdivision Company in Tucson. This corporation became Williamson's business vehicle for the creation of San Clemente. W.E. Clapp served as secretary for the firm.

On June 2, 1930, Arizona Realty, Construction and Subdivision Company received approval from the City of Tucson and the Pima County Board of Supervisors to file a plat for Blocks 1 and 2 of San Clemente. A representative from Tucson Title and Trust filed the plat with the county recorder on June 11, 1930. The first two blocks of San Clemente were re-subdivisions of Blocks 20 and 19 of Country Club Heights.

Williamson named the subdivision San Clemente to evoke feelings of the California town of the same name. Although Cooper Street remained from the Roberts era, street names in the first unit of San Clemente included La Creciente, Palomar Drive, and Calle Contento. The streets were platted in a curvilinear pattern. Two pieces of land, left over because of the unusual street pattern and too small to build on, became open space called "El Parque Cuadrante" and "El Parque Triangulo" on the plat map. Later, a building was erected on El Parque Cuadrante (survey site 1-1, 3900 E. Broadway). Veteran engineer Paul E. Fernald prepared the map for the firm.

In January of 1932, Arizona Realty, Construction and Subdivision Company platted the second unit of San Clemente. Blocks 2 and 4 of San Clemente encompassed a re-subdivision of Blocks 18 and 17 of Country Club Heights. Although developed in units, the plan for San Clemente reflected a grand design. The streets in the second unit continued the Spanish theme: Calle de Jardin, Calle el Centro, La Jolla, and Calle de Madrid. The second unit, reflecting more experience with the curvilinear design, avoided any unused space for parks. Each lot was could be built on.

A key part of the attraction of San Clemente, and other high-end planned subdivisions in Tucson, was the inclusion of conditions and restrictions to protect the carefully created environment. These included limiting buildings to residences only, barring any commercial uses. Residences had to cost at least \$3500.00, and architectural plans had to be reviewed by an "Architectural and Planning Committee" established by the development company. The committee ensured that plans reflected the "Spanish type home" desired by Williamson.

A description of the subdivision in the January 1936 issue of *Tucson* magazine clearly places San Clemente in the context of post-1928 subdivisions in Tucson. Williamson notes: "within a short distance are Colonia Solana, El Encanto Estates, and El Montevideo all exclusive subdivisions. Then there are the El Conquistador Hotel, Country Club, and directly across the road is the Municipal Golf Course." Williamson

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went on to extol the virtues of the planned community: "The Spanish type home with its red tiled roof seemed to me to be perfectly suited to the climate and atmosphere of the southwest. This definitely planned community of homes, restricted to this type of architecture but with plenty of room for individual preferences in design seemed practical and sound."

The second unit of San Clemente bears the name of J.W. Taylor as vice-president of the Arizona Realty, Construction and Subdivision Company. Jesse Taylor was a veteran real estate developer that had arrived in Tucson in 1920. By 1928, he rose to the position of vice-president of Tucson Realty and Trust Company, the firm Stanley Williamson served as president. Taylor left Tucson Realty and Trust in 1932 to open his own real estate firm. He joined forces with James C. Grant in 1939 and continued to work in the real estate field until his retirement in 1953. Taylor served the Tucson Board of Realtors twice as president and was a founder of the Arizona Association of Realtors. He died in 1969.

The change in the corporate officers for Arizona Realty, Construction and Subdivision Company may reflect economic difficulties with the firm. The company filed its last annual report with the Arizona Corporation Commission in 1938. In 1942, the ACC administratively revoked the charter of the Arizona Realty, Construction and Subdivision Company.

By the mid-thirties, company founder Stanley Williamson had become active in the area of property valuation and appraisals. He received an appointment as an appraiser for the Federal Home Owners' Loan Corporation. Later, Williamson became an appraiser for the Federal Housing Administration. This government program helped to spur real estate activity in the depression.

The Federal Housing Administration was created as part of the National Housing Act of June 27, 1934. The FHA provided mortgage assistance to millions of Americans. The law established a Federal guarantee that the money loaned for homes would be paid back. The program could be applied to new loans, or homeowners could refinance existing loans. Although it took a bit of time for the program to build up speed, by 1937 FHA-insured housing starts had helped to propel the nation back to economic health.

Williamson moved south from San Clemente to develop another subdivision in 1935. The Palomar subdivision was designed to appeal to buyers under guidelines approved by the Federal Housing Administration. The name Palomar was used as one of the street names in the original unit of San Clemente. It was developed under the corporate name of Arizona Realty, Construction and Subdivision Company.

The continued development of the University of Arizona during the thirties also enhanced the eastward trend of subdivision development. The University received large infusions of Federal funds during the depression. These were used for the construction of new buildings on the campus and for other improvements to its infrastructure. The new construction brought additional students and professors to the campus. Subdivisions such as San Clemente provided an attractive location for those professionals that desired housing in close proximity to the University.

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By 1938, when the third unit of San Clemente was developed, Stanley Williamson and the Arizona Realty, Construction and Subdivision Company appear to have divested themselves of an interest in the subdivision. The third unit was developed by attorney Clifford McFall and his wife Grace. The McFalls received approval from the City of Tucson for the plat of Blocks 5 and 6 of San Clemente on May 9, 1938. The Pima County Board of Supervisors approved the plat on June 6, and the C.R. McFall filed it with the county recorder the same day.

Clifford McFall was a prominent attorney in Tucson. He began his career as a clerk for the United States District Court in Tucson. He went on to become an assistant U.S. Attorney in the twenties. In 1930, he opened his own law practice in Tucson. Mrs. McFall moved to Tucson with her husband in 1919. She was an active member of the Tucson Women's Club since 1919. She worked on many civic improvements for Tucson, including developing the rose garden at Reid Park and the Arizona-Sonora Desert Museum.

Although the name of the subdividers had changed, the plan for Blocks 5 and 6 clearly reflected the overall plan for San Clemente. Clifford and Grace McFall continued the Spanish nomenclature for street names, adding El Volador, Cielo Azul, and Calle de Azucena. The McFalls also patterned their conditions and restrictions after those filed for the two earlier units of San Clemente. The McFalls increased the minimum cost of a residence to \$4500.00. Blocks 5 and 6 of San Clemente were a re-subdivision of Blocks 24 and 24 of Country Club Heights. Despite the increase in the minimum cost of homes, the McFalls found willing buyers. With federal housing programs such as the FHA and public works at the University providing jobs, the Tucson economy had improved.

Another reason for increased traffic and business activity at Tucson had its origin half a world away. With the assumption of power by Adolph Hitler in 1933, Germany embarked on an aggressive campaign of expansion. As the years passed, Europe edged closer and closer to war. Although the US was not yet officially on a war footing, Federal officials began to assist Britain and its allies through the Lend / Lease program. This resulted in a tremendous improvement to the economy. In 1940, the US Congress authorized the release of millions of dollars for war preparations. This continued and grew after the entry of the United States into World War Two in 1941. The war status of the United States brought added development to Tucson.

Between the times of Hitler's invasion of Poland in 1939 and the Japanese attack on Pearl Harbor in 1941, the McFalls opened a fourth unit of San Clemente. Blocks 7 and 8 of San Clemente were a re-subdivision of Blocks 26 and 25 of Country Club Heights. The final two blocks was less ambitious in design, with streets consisting of extensions of Calle de Jardin and Calle de Azucena. Both the City of Tucson and Pima County approved the plat on April 1, 1940. On April 4, 1940, Clifford R. McFall filed the plat with the county recorder.

By 1940, the economy had rebounded considerably from the depths of the Great Depression. This had more to do with conditions in Europe than with any economic program created by the Federal government. The inland location of Tucson afforded protection to military facilities from possible attacks by America's enemies.

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Its desert climate, with plenty of sunshine and cloud-free skies, made for an ideal location for the military to train pilots. Davis Monthan Air Field was established in 1940 to take advantage of this situation. In addition to military training facilities, Tucson proved to be a good location for civilian defense industries.

Although the economy of Tucson improved with the war, wartime restrictions on building materials limited residential home construction. The demand for housing had increased dramatically, and property owners scrounged what materials they could to add a new room or convert an outbuilding to housing. For planned subdivisions such as San Clemente, the presence of recorded building conditions and restrictions also limited new construction.

Following World War Two, the amenities which first drew the military to Tucson and Arizona proved to be strong lures for many new residents. The wonderful climate, plenty of open space, and a friendly, western hospitality pulled thousands to the Old Pueblo. Construction in the San Clemente neighborhood continued at a strong pace. Following the war many temporary visitors to Tucson, exposed to the climate and western lifestyle during the war while serving in the military or defense industry, decided to make the desert community their permanent home. Continued tensions of the Cold War, which burst into flames during the Korean conflict, resulted in steady work for those employed by the military - industrial complex. Later development in the San Clemente Historic District reflects these trends.

The demand for housing after the war led to a new type of architecture, the ranch house. It reflected the need for simple, spacious housing for the rapidly expanding families of the baby boom generation. Refinements such as those that made the earlier portion of San Clemente distinct seemed less important.

In 1946, plumbing contractor Albert L. Miner and his wife Helen subdivided the original Block 21 of Country Club Heights as San Clemente Annex. The Miners received approval from the City of Tucson on March 4, 1946, and the County Board of Supervisors gave their approval the next day. Local real estate Paul Monier recorded the subdivision for the Miners with the county recorder on March 8, 1946.

Although San Clemente Annex shared a name with its illustrious predecessors, it did not share a similar approach to subdivision planning and architecture. Instead of looking backward to the Spanish heritage of Tucson, San Clemente Annex looked forward to the ranch era. Its even lots resurrected the idea of middle class equality. The single street dividing San Clemente Annex was given the name "Miner Street" by the subdividers, although it was later changed to "Calle de Jardin" to comport with the nomenclature of the surrounding area.

For the remaining portions of the original Country Club Heights - Blocks 22, 27, and 28 - subdividers abandoned the curvilinear plan of San Clemente. Houses in these three blocks reflected the ranch style as the predominant type of architecture. Subdividers even abandoned the pretext of subdividing the area under a new name. They reverted to the underlying lot and block lines of an earlier era, the ones first designed as a part of the Country Club Heights subdivision in the twenties.

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In 1953, the City of Tucson recognized the developed nature of the San Clemente Historic District by bringing a portion of it into the corporate boundaries of the city. On December 21, 1953, the Tucson City Council adopted Ordinance No. 1429. This brought the highly-developed areas along Broadway Road consisting of Blocks 1, 2, and 3 of San Clemente into the city, along with San Clemente Annex, Country Club Heights Block 22, and portions of Country Club Heights Blocks 27 and 28. This area, the ninth the city had annexed in 1953, contained a population estimated at 900 souls when annexed. More than 56 per cent of the property owners signed a petition asking for annexation.

In 1955, the Tucson City Council annexed the remainder of the San Clemente Historic District. Adopted on December 5, 1955, Ordinance No. 1634 brought a large amount of acreage into the city limits. While this included the remainder of the San Clemente Historic District, the ordinance included a total of six square miles of territory. This made it the largest annexation in the history of Tucson up to that time. An estimated 20,000 citizens lived in the newly annexed area.

By 1959, the end of the period of significance for the San Clemente Historic District, most lots in the area had been filled with residential homes. While a few vacant lots remained, the area had been essentially built-out. After 1959, the historical trend in the neighborhood changed from one of residential home construction to one of a constant battle to protect residential characteristics. In more recent years, residents have been concerned with protecting the residential character of the area, particularly on the outskirts of the neighborhood along major streets.

Biographical Sketches of Outstanding Residents of San Clemente, 1930-1959

Early residents within the San Clemente neighborhood include many persons significant to our past. These individuals were instrumental in the planning, development, and growth of Tucson and the Arizona. These individuals would be considered at the local and regional level. Some residents achieved recognition for their accomplishments on the national level. The biographical sketches of these individuals in the neighborhood provides support for National Register consideration under Significance Criterion "A." This biographical information shows the strong relationship between the San Clemente neighborhood and the Tucson community.

These sketches are representative of the array of doctors, teachers, artists, inventors, sports professionals, and public officials who have lived in the San Clemente neighborhood. San Clemente was and still is a particularly desirable area for professionals partly because of its proximity to the El Con Mall, Reid Park, the Broadway Village Shopping area, and the University of Arizona. The biographies of these many San Clemente residents often reflect interests in these important Tucson institutions.

Significant residents of the San Clemente neighborhood during the historic period of significance are described below, in alphabetical order.

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George Abo, 325 S. Calle de la Azucena (SC26-14)

Mr. Abo was the proprietor of the Stop 'N Shop grocery on north First Avenue. He arrived in Tucson in 1939 to attend the University of Arizona and served in World War Two. Following the war he entered the grocery business. He died in 1954.

Frank F. Barraza, 3954 E. Calle Chica (SC32-09)

Frank Barraza is the son of labor leader Maclovio R. Barraza. The senior Barraza played a significant role in negotiations between the United Steelworkers of America and the Magma Copper Company. The elder Barraza, who died in 1980, was active in Democratic party politics and was one of the founders of the National Council of La Raza, a group that worked for equal opportunity for Mexican Americans.

Edmond H. Basye, 111 S. Calle el Centro (SC12-01)

Mr. Basye headed the Tucson office of the Arizona State Tax Commission for thirty-one years. He died in 1980. His career with the Tax Commission began in 1933 and continued until 1964. He also served on the Tucson City Planning and Zoning Commission from 1956 to 1963. As a young man, Basye received two Purple Hearts for being wounded during World War One.

Eric P. Bollman, 4042 E. Cooper (SC18-05)

Eric Bollman was an official with the Pioneer National Title Insurance Company at his death in 1976. He had worked for the company for thirty of his thirty-five years in Tucson, starting when the firm was known as the Tucson Title Insurance Company. He graduated from the University of Arizona in 1940. Bollman spent two decades as a volunteer for the annual La Fiesta de los Vaqueros, and served two years as chairman of the Fiesta's parade committee.

Robert H. Campbell, 4012 E. Whittier (SC30-02)

Mr. Campbell was a veteran of four decades in the newspaper business. After serving as a Marine in World War Two, Campbell started his career as a reporter for a Wichita newspaper. He arrived in Tucson in 1949 to join the staff of the *Tucson Citizen*. He became the city editor for the paper the following year, eventually serving as both city editor and copy editor before his retirement in 1984. Campbell died in 1991.

Leo R. Carrillo, 305 S. Calle de Madrid (SC28-01)

Leo Carrillo belonged to the fifth generation of Carrillos to live in Tucson. He started working for his father's mortuary at the age of 18 after graduating from Tucson High School, and owned Tucson Mortuary for 47 years. He received an appointment to the state board of funeral directors in 1955 from Governor Ernest W. McFarland. Carrillo officiated at an estimated 14,000 funerals before he died in 1984.

Dr. Stirley C. Davis, 8 S. La Creciente (SC02-04)

Dr. Davis was one of the founding members of the Thomas-Davis clinic in Tucson. Upon his death in 1943, Davis had spent 23 years as a physician at the clinic. Davis was very active in civic affairs. He was

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president of the school board, president of the chamber of commerce, president of the Pima County Medical Association, and a director of the Tucson Sunshine Climate Club.

Ora DeConcini, 3934 E. Whittier (SC32-02)

Mrs. DeConcini was frequently introduced as the wife of retired Arizona Supreme Court Justice Evo DeConcini and the mother of U.S. Senator Dennis DeConcini. However, Mrs. DeConcini was active in her own right in her own right in Democratic Party politics, as a member of the League of Women Voters, and a director of the Newman Foundation. Other civic organizations that she was involved with include the Tucson Fine Arts Board, Red Cross, Tucson Symphony Women's Association, and the University of Arizona Alumni Association.

Evo DeConcini, 3934 E. Whittier (SC32-02)

Mr. DeConcini was most often referred to as "Judge" for his years on the Pima County Superior Court from 1941 to 1946, and his term on the Arizona Supreme Court from 1949 to 1953. Father of U.S. Senator Dennis DeConcini, Evo was prominent in Democratic Party politics, real estate speculation, and community affairs. DeConcini arrived in Tucson in 1921 from Michigan. He went on to attend the University of Arizona Law School, and founded a political dynasty that continues to influence Arizona politics.

James E. Dunseath, 235 S. Calle de Jardin (SC22-01)

James Dunseath, an attorney, served on the Arizona Board of Regents from 1969 until 1977. From 1977 onward, he was president of the Board. He was a member of the University of Arizona football team from 1929 to 1931 and graduated from the University's law school. He served on the Tucson City Council from 1939 to 1941, when he entered the Air Force. He remained on active duty until 1946. He later served as a colonel in the Air Force Reserve. In 1978, he was inducted into the UA Sports Hall of Fame. His father, James Roger Dunseath, was a native of Ireland who arrived in Tucson in 1905. The elder Dunseath started his career as a journalist, and then switched to law. The elder Dunseath died in 1938; James E. Dunseath died in 1988.

Dr. David Engle, 4012 E. Cooper (SC18-02)

A physician, Dr. Engle arrived in Tucson in 1947. He was an active staff member at three Tucson hospitals. A member of several medical organizations, Engle was also a director and vice-president of Arizona Blue Shield. He died in 1957.

Dora Ensign, 4140 E. Cooper (SC16-01)

Ms. Ensign was the owner of a well-known Tucson guest ranch. She purchased the Double EE Guest Ranch in the 1940s and operated it for sixteen years before selling it. She later went into the greyhound racing business and, later still, horse racing. She also worked as a nurse. She died in 1981.

Leon A. Fetterly, 4242 E. La Jolla (SC11-03)

Mr. Fetterly was a long-time Tucson businessman. He owned Fetterly's Office Equipment since 1941. He also owned Fetterly's Catalina Shaver Company, a firm that specialized in repairing electric razors. In

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addition to his business interests, Fetterly was involved with the Sabbar Shrine, the Downtown Optimist Club, and the Masons. Fetterly died in 1988.

Bernard J. Friedman, 4032 E. Cooper (SC18-04)

An architect, Friedman was responsible for several significant buildings in Tucson. His commissions included the University of Arizona Health Sciences Center and Hospital, and the University of Arizona Library. Past President of the Arizona Society of Architects, in 1977 Friedman received the Arizona Architects Medal from the society. In Tucson, Friedman served on the Tucson Architectural Approval Board and chaired a committee that developed a master plan for the University. He was active on boards and committees for the Tucson Community Center and the Kino Community Hospital. His firm, Friedman & Jobusch, established a scholarship award for UA architectural students.

Gordon B. Hamilton, 4215 E. Cooper (SC11-05)

Mr. Hamilton got out of the Army in 1946 and started a small aircraft plant at the Tucson Municipal Airport. He suffered through tough times in the early fifties before developing his Hamilton Aviation firm into a major airplane maintenance and refurbishing factory.

Ira V. Haskell, 4202 E. Calle el Centro (SC11-01)

Ira Haskell opened Haskell Linen Supply with his brother Fletcher in 1918. The firm grew and expanded over the years until it eventually encompassed three plants and served customers all over Arizona. Fletcher died in 1970 and Ira continued to run the firm for two more years until his sons and nephews took over. The family sold the business to Mission Industries in 1983. Beyond his business interests, Haskell served on the board of the Tucson Housing Authority from 1964 to 1968. He also served on the boards of the Cerebral Palsy Foundation and the Fan Kane Research Fund for Brain Injured Children. Haskell died in 1989.

Dr. W. Paul Holbrook, 4101 E. Whittier (SC22-10)

Dr. Holbrook, a physician, arrived in Tucson in 1928 and embarked on a very successful career. He served as the physician-in-chief of the Desert Sanatorium (later the Tucson Medical Center). Holbrook was the first national president of the Arthritis and Rheumatism Foundation. He was also the president of the Arizona State Medical Association and the American Rheumatism Association. He was the author of numerous medical articles and a medical textbook. Dr. Holbrook died in 1963.

Byron C. Kemp, 4220 E. Cooper (SC15-02)

Mr. Kemp owned B.C. Kemp Distributing Company, a liquor distribution company from 1937 until he sold it in 1964. He served on the board of directors of the United Brewers Association and as president of the Arizona Wholesale Beer and Liquor Dealers Association. From 1956 until 1972, he was the public relations liaison for the Arizona Wholesale Beer and Liquor Dealers Association for the Arizona Legislature. He was active in the community as a member of the Tucson Airport Authority, the Old Pueblo Club, the Tucson Trap and Skeet Club, and the Arizona Trapshooters Association. Kemp died in 1990.

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Dr. Edward L. Kettenbach, 240 S. Calle de Madrid (SC22-06)

Dr. Kettenbach came to Tucson as a child with his family in 1923. He attended Tucson High School and the University of Arizona. He received his medical degree from Washington University in S. Louis. He returned to Tucson after World War Two where he served in the Philippines for the U.S. Army Air Corps. In Tucson, he was the staff resident and president of the board of governors of the Pima County Hospital. Active in many professional medical associations, Kettenbach died in 1984.

Gordon S. Kipps, 4110 E. Cooper (SC17-02)

Mr. Kipps was a Pima County Superior Court Commissioner from 1978 until 1989. After running unsuccessfully for mayor of Tucson in 1963, Kipps served as Tucson city attorney from 1966 to 1968. He was active in many civic organizations, including the Tucson Young Democrats, the Tucson Youth Board, and the Tucson Eye-Opener Toastmasters Club. In 1979, he served as president of the Pima County Bar Association. Kipps died in 1991.

Dr. Harold Kosanke, 3902 E. Cooper (SC19-01)

A physician, Dr. Kosanke served as president of the Tucson YMCA. He resided at 3902 E. Cooper from 1950 to 1954.

Zana Paul Lee, 135 S. Palomar (SC6-12)

Zana P. Lee was a local contractor who constructed his own home and probably several of the earliest houses in the San Clemente neighborhood. Mr. Lee was also the builder of the popular Lodge on the Desert (306 N. Alvernon) that was owned and operated by P. Brooks Quinsler. Reportedly, Lee constructed Quinsler's house on Alvernon north of San Clemente neighborhood. According to the 1932 Tucson City Directory, Lee was the general manager of the Tucson Construction Company. Much of his work was in the Spanish Colonial Revival Style. His signature architectural detail was a steeply inclined, tiled windowsill of the principal window of the street façade. The tile patterns sometimes had a Moorish overtone. Mr. Lee's work is featured in two illustrations in the January 1936 issue of *Tucson* magazine that profiled the San Clemente subdivision. The distinctive stylistic details typical of Lee's houses are found on several houses in the San Clemente neighborhood. It is likely that he constructed the residence at 39 S. Palomar (aka 39 E. Calle Contento) (SC5-2). Other houses displaying the same signature characteristics are scattered throughout the neighborhood and clustered on La Creciente Drive.

Clermont Loper, 115 S. Bryant Avenue and 4021 E. Calle de Jardin (SC09-04 and SC18-10)

Mr. Loper spent more than 38 years working for the YMCA. He came to Tucson in 1946 and rose to the position of executive director. Loper devoted his life to working with underprivileged youth. He received Tucson's Man of the Year award in 1970.

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Nathan Lynn, 4260 E. Cooper (SC14-03)

Lynn, a dentist, came to Tucson in 1918 after receiving a doctor of dental science degree. He retired in 1944. Lynn was a member of the American Dental Association and the Broadway Christian Church. He died in 1971.

Dr. Wilkins R. Manning, 4011 E. Calle de Jardin (SC18-11)

A Tucson native, Manning was the son of Mr. and Mrs. R.W. Manning but was raised by his grandfather, L.H. Manning after his parents died when he was a child. Later, his maternal grandparents Rollin C. and Lizzie Brown adopted Manning. After attending Tucson public schools, Manning graduated with a bachelor's degree from the University of Arizona in 1932. He later graduated from George Washington University Medical School in Washington, D.C. He served in the Army from 1942 until 1946, and then embarked on a 27-year medical career in Tucson. Manning died in 1973.

Clifford R. and Grace McFall, 3910 E. La Creciente (SC02-06)

Mr. McFall was a prominent Tucson attorney. He began his career as an assistant U.S. attorney in the twenties, and opened his own law practice in 1930. In 1951 he served on a state commission to revise and compile Arizona's legal code. Mr. McFall served as president of the Arizona Bar Association in 1953 and 1954. Mrs. McFall was active in civic and club affairs in Tucson. At her death in 1984, she was the oldest active member of the Tucson Women's Club. Mr. McFall died in 1973. The couple subdivided two units of San Clemente, consisting of Blocks 5 & 6 and Blocks 7 & 8 in 1938 and 1940.

James Herbert Macia, Jr. and Mary Alice Macia, 4230 E. Whittier (SC27-03)

Mr. and Mrs. Macia both graduated from the University of Arizona. During World War Two, Mr. Macia served in the Air Force as a lieutenant.

Kenneth L. Nehring, 4210 E. Whittier (SC27-01)

Mr. Nehring established the Nehring Insurance Agency in 1940. He was active in several professional organizations, including serving as the founder and first president of the Tucson Association of Independent Insurance Agents. He was the first independent insurance agent to serve on the executive committee of the National Association of Insurance Agents. He contributed to the community through involvement with the YMCA and the Tucson Chamber of Commerce. Mr. Nehring died in 1972.

N.A. Perry, 4052 E. Cooper (SC18-06)

Norman A. Perry was the former manager of Tucson's Better Business Bureau. He arrived in Tucson in 1952 after a career in Indiana as a radio and television announcer. In 1939, he received the a citation from the Sporting News for his work on the World Series. Other sporting events he broadcast included Notre Dame football games, the Indianapolis 500, the Kentucky Derby, and the annual North-South football game.

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Margaret Link Ponomareff, 125 S. Calle de Jardin (SC08-06)

Mrs. Ponomareff was one of the founding members of the Altrusa Club of Tucson in 1939. It took this organization of professional women three years to meet the requisite number of members for recognition by the national headquarters, but in later years it developed into a Tucson institution. Mrs. Ponomareff was also the executive director of the American Red Cross chapter in Tucson for fifteen years from 1933 to 1948. She operated the Flowerland Nursery with her husband Nicholas until the 1960s. Mrs. Ponomareff died in 1994. Mr. Ponomareff, a Forest Service employee, died in 1969.

Isadore Prell, 333 S. Alvernon #51 (SC32-15)

Mr. Prell was a pharmacist who founded the Broadway Village Drugstore in 1942 and operated it for the next twenty years. After he sold the drugstore to his partners in 1962, he continued to operate the liquor department within the drug store. When the Broadway Village Drug Store closed in 1980, Prell continued to work as a pharmacist for the Defender Drug chain until 1985. He died in 1989.

William T. Pyott, 4120 E. Cooper (SC17-03)

Mr. Pyott was a long-time employee of the Southern Arizona Bank and Trust Company, where he served on the Board of Directors. He first arrived in Tucson in 1903. Mr. Pyott also worked for several years in Guadalajara, Mexico, where he was the general auditor for the Southern Pacific Railroad of Mexico.

Carl E. Riblet, 3902 E. Cooper (SC19-01)

Carl Riblet spent his entire career as a journalist and author. He began his career in Wisconsin as a reporter for the *Waukesha Daily Freeman* in 1926. He came to Tucson in 1952 where he was the news director for KGUN-TV. In the sixties he organized his own newspaper syndicate that distributed his columns across the country. He wrote several books and organized a copy editing school in the seventies. Riblet died in 1986.

Dr. Royal W. Rudolph, 3935 Calle de Jardin (SC19-08)

Dr. Rudolph, a surgeon, spent more than thirty years treating patients in Tucson. He arrived in 1931 from Chicago, where he had practiced for five years after completing his internship and residency requirements. He retired from practice in 1962. Dr. Rudolph was active in several professional organizations, including serving as chairman of the Arizona State Board of Health, president of the Pima County Medical Society, and board member of the American Red Cross. Dr. Rudolph died in 1971 in Carmel, California, where he had moved upon retirement.

Dr. William A. Schell, 237 S. Calle de Madrid (SC23-03)

William A. Schell, an optometrist, was the son of Henry A. and Clara Schell. This married couple operated one of Arizona's most respected firms of optometrists and opticians for many years. Mrs. Schell was the first woman licensed as an optometrist in the Arizona territory. She married Henry A. Schell in Chicago and the couple moved to Tucson in 1902. The senior Mr. Schell served on the Arizona State Board of Examiners for optometry. Mrs. Schell was active in the Pima County Humane Society, the Women's Benefit Association,

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and president of the Arizona State Association of Optometrists.

Jessie E. Schwarz, 4009 E. Timrod (SC31-15)

Mrs. Schwarz was a business professional that spent much of her career in the radio and television industry. She began her career in 1949 as a bookkeeper and office manager for KOPO radio in Tucson, which began broadcasting in 1947. This station expanded to become KOLD-TV in 1953. Schwarz rose to the position of KOLD business manager and vice-president. She retired in 1970. She was active in community affairs, including the Tucson Arthritis Foundation. An avid fisherwoman, Schwarz was active in the Cholla Bay Foundation. She died in 1992.

Murray J. Shiff, 4051 E. Whittier (SC30-06)

A construction executive, Shiff owned Murray J. Shiff Construction Company in Tucson from 1947 to 1967. Shiff was responsible for the construction of a number of Tucson area landmarks, including a terminal at Tucson International Airport, the Robert R. McMath Solar Telescope at Kitt Peak, nine elementary schools, and several shopping centers. Shiff moved to New York later in his career and served as construction manager for Tishman Construction and Prudential Insurance Properties. Later projects included the World Trade Center, Newark International Airport, and the Renaissance Center in Detroit. Shiff died in California in 1992, where he had moved upon retirement.

Dr. James Russell Sickler, 4051 E. Calle de Jardin (SC18-07)

Dr. Sickler, a physician, specialized in pediatrics. He was a fellow in pediatrics at the Mayo Graduate School of Medicine from 1936 to 1939. He arrived in Tucson in 1940 after practicing in Pennsylvania. He received his certification as a specialist from the American Board of Pediatrics in 1942, the same year he entered the Army Medical Corps as a Captain. He returned to civilian life in 1946 and resumed his practice in Tucson. He spent the next twenty years practicing in Tucson. He was a fellow of the American Academy of Pediatrics, and was a member of the American Medical Association, the Arizona Medical Association, and the Pima County Medical Society. Sickler died in 1967.

Henry Simrin, 305 Calle de Madrid (SC28-01)

Mr. Simrin was a pharmacist. In 1954, he was elected to serve as president of the Tucson Pharmaceutical Association.

H. Murray Sinclair, 4002 E. Cooper (SC18-01)

A journalist, Sinclair had a lengthy career in Tucson. He arrived in Tucson in 1944. He spent the next twenty-five years working for the Associated Press, rising to the position of bureau chief. He retired from the AP in 1969 at age 65, and then began a second career as a columnist for the *Arizona Daily Star*. Sinclair covered every kind of major story in Tucson over his career, including visits by John Kennedy, Robert Kennedy, Lyndon Johnson, Adlai Stevenson, Thomas Dewey, and Eleanor Roosevelt. Sinclair was active in

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community affairs, serving as a member of the founding board of directors for the Tucson Festival Society in 1950, and maintaining memberships in the Tucson Press Club, the Foothills Forum, the English Speaking Union, and the Southern Arizona Scottish Society. Sinclair died in 1984.

Clara Lee Tanner, 4201 E. Cooper (SC11-06)

Clara Lee Tanner, professor of anthropology at the University of Arizona, was one of the most prominent authorities on Southwestern Indian art. She was one of the first three individuals to earn her master's degree in anthropology from the University of Arizona, joining Emil Haury and Florence Hawley Ellis in that honor. Both Haury and Ellis went on to stellar careers in archaeology. Tanner was the author of numerous books and articles on Native American art. She was the editor of *The Kiva*, the journal of the Arizona Archaeological and Historical Society from 1938 to 1948. Tanner retired from teaching at the University of Arizona in 1978, after a fifty-year stint on the faculty. She continued to be active in retirement by writing and lecturing extensively. The University of Arizona awarded her an honorary doctor of letters in 1983. Among her many awards was the Lifetime Achievement Award in the Craft Arts from the National Museum of Women in the Arts. Tanner died in 1997.

Dr. Hugh C. Thompson, 135 S. Palomar (SC06-12)

Dr. Thompson, a pediatrician, founded the Tucson chapter of Big Brothers and Big Sisters. He devoted more than a half-century of work to the benefit of children as a humanitarian and doctor. He is significant for starting the first countywide polio immunization program in the nation. Thompson graduated with a medical degree from Columbia University in New York in 1930, then spent the next few years practicing in Albany. He came to Tucson in 1939 to work as a pediatrician for the Desert Sanatorium. Thompson spent the next fifty-one years helping the children of Tucson in a variety of affiliations, including the Tucson Clinic, the U.S. Army's Crippled Children's Services, Davis-Monthan Air Force Base Hospital, El Rio Neighborhood Center, and Kino Community Hospital. In 1962 he was instrumental in founding a local chapter of the Big Brothers organization in Tucson, now the Big Brothers and Big Sisters. In 1970, Thompson joined the University of Arizona as one of the first faculty members of the College of Medicine. He was associated with the College until his retirement as professor emeritus in 1980. Thompson died in 1992.

Steve Tormey, 341 S. Calle de la Azucena (SC26-12)

Mr. Tormey was the commander of the American Legion Post in Tucson. He was instrumental in spearheading a drive to bring an eighteen-year quest for a permanent post building to an end in 1936. In 1942, Tormey assumed the post of commander of the Arizona department of the American Legion. During World War One, Tormey took part in the battles of St. Mihiel, the Argonne Forest, and the Meuse-Argonne. After his discharge from the service in 1919, he made his way to Tucson by 1921. He joined the Tucson fire department in 1932, where he embarked on a twenty-two year career. Tormey died in 1970.

Dell Urich, 3945 E. Calle de Jardin (SC19-07)

Urich was the head professional at Randolph Golf Course. He moved to Tucson in 1929 and worked first at the Tucson Golf and Country Club. He became Randolph's head professional on May 1, 1933, and

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retired forty years later. Despite retirement from the municipal course, Ulrich continued to give private lessons there until 1994. Ulrich played a key role in the development of Randolph using labor employed by the Federal Works Progress Administration. He directed the planting of trees and grass fairways, and the installation of tee boxes. The job was essentially complete by 1936. Ulrich maintained his own golf game as well as the course, becoming the first player to record a hole-in-one at a PGA Tour event. Ulrich gave lessons to prominent entertainers and golf professionals. Entertainers included Bob Hope and Phil Harris; professional golfers included Phil Ferranti and Cindy Rarick. Ulrich died in 1995.

Diane Vaughn, 4116 E. Whittier (SC29-02)

Diane Vaughn was a Tucson businesswoman who spent her career in advertising and radio. She started the Diane Vaughn Advertising Agency in the early sixties. For nearly twenty years she produced a program on KTUC radio. In addition to her business career, Vaughn was active with many civic organizations. These included helping to found Casa de Los Ninos Crisis Nursery, serving on the board of the Southern Arizona Chapter of the Multiple Sclerosis Society, and working on projects for the Tucson Center for the Blind. Vaughn died in 1985.

Mollie Weissberger, 4150 E. Cooper (SC16-02)

Mrs. Weissberger was a music teacher in several Tucson area schools. She came to Tucson with her family in 1942 after graduating from the New York School of Music and Art. She taught music and voice at Foster School for more than ten years. She also taught at Brandes School, and was director of the choral group at Temple Emanu-el. Mrs. Weissberger died in 1984.

Retta Williams, 333 S. Alvernon #38 (SC32-15)

Mrs. Williams moved to Arizona in a covered wagon from Utah in 1902. When she died in 1973 she was the last surviving member of a family of 13 children. She was the widow of Dr. Roderick Williams, a long-time physician.

W. Stanley Williamson, 4116 E. Whittier (SC29-02)

Williamson arrived in Arizona in 1912, just before the territory became a state on February 14. He had been born in Brooklyn, New York in 1887. He later moved to New Jersey with his family where he attended grade and high schools. He then attended college in New York. Williamson started his career in New York at the National Park Bank, and then later became an accountant for the Pennsylvania Railroad. When his health turned poor, Williamson was advised to move to the West and a dryer climate. He worked in Texas and New Mexico before arriving in Arizona.

Williamson spent his early years in Phoenix, working for the Commercial Hotel, the Luhrs Hotel, the Fort Hotel, the Valley Bank, and the National Bank of Arizona. He joined the Arizona infantry in 1916 to protect the border from Pancho Villa. When war broke out in Europe, Williams served in the American Expeditionary Force in the Argonne Forest. Returning to Arizona in 1919, he took a post with the Arizona Corporation Commission. He returned east in 1921, embarking on a career in sales. He remained in New York

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until 1927 when he returned to Arizona, this time settling in Tucson. He took a position with the Consolidated Nation Bank (later Valley National Bank). Williamson was the first to develop San Clemente.

Tien Wei Yang, 111 S. La Creciente (SC02-02)

Mr. Wang was a botanist who specialized in desert plants, particularly the creosote bush. He conducted research at the University of Arizona from 1972 until 1975. At that time, he was dismissed for unspecified charges. He then embarked on a fifteen-year quest to get his position back. Yang fought his battle on principal, refusing to take a monetary settlement and insisting on having his old job back.

Michael O. Zavala, 148 S. Longfellow (SC02-12)

Zavala, an attorney, gained fame as one of the attorneys involved with a landmark case that resulted in the desegregation of Tucson-area schools in the mid-seventies. A federal district court ordered Tucson schools in 1978 to desegregate, resulting in the creation of busing programs and magnet schools. Zavala's career took a turn for the worse in the eighties, when clients began complaining about his work. In April of 1997, the Arizona Supreme Court disbarred him. Zavala died less than two months later, in June of 1997.

HISTORICAL CONTEXT: The Evolution of Architectural Styles in Tucson, 1928-1959

Although a dozen architectural styles are represented within the San Clemente Historic District reflecting its period of development, it is considered architecturally most significant as the first neighborhood in Tucson to pioneer the way toward automobile-related, Ranch Style suburb subdivision planning. San Clemente pre-dates by ten years the 1940 Catalina Vista Historic District where the entire neighborhood was planned with Ranch Style houses and automobiles in mind. Prior to the development of San Clemente, most early twentieth-century streetcar neighborhoods (e.g., Sam Hughes, Menlo Park, Speedway-Drachman) were filled with houses of the Bungalow and Spanish Eclectic Styles. Between 1880 and 1905 the Anglo-American homes of Tucson were constructed in the popular styles of the Victorian Era (i.e., Queen Anne, Neoclassical, Greek Revival).

The adobe construction of the Spanish and Mexican residents of Tucson during the Spanish/Mexican Era (1770-1848) was influenced by the introduction of Anglo-American building materials and Eastern styles. During this Transitional Era (1848-1880), existing Mexican-built adobe buildings were transformed by the addition of imported manufactured building materials such as windows, doors, and metal or shingle roofing. The major transformation of the Sonoran buildings was the superimposition of lightweight, pitched roofs atop the flat-roofed adobe houses. As more Anglo-Americans settled in Tucson the character of the architecture slowly began to change evolving from the Transformed Sonoran Phase to the Anglo Territorial Phase. The newcomers used adobe, the traditional Sonoran construction material, to build their high-style Mid-western houses.

It was with the coming of the transcontinental railroad to Tucson in 1880 that the Anglo-Americans could import enough manufactured building materials and could establish brickyards. They were then free to shun the local adobe construction methods and to transform the character of the vernacular Mexican town into a

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respectable Victorian American city. But the pendulum of architectural trends always seems to swing between the traditional and the modern. And so it goes in Tucson, for the influence of its Spanish roots will be seen again in the unique Territorial Ranch Style houses of the San Clemente neighborhood during the mid-twentieth century. Because the San Clemente neighborhood began development more than sixty years into the Anglo Era, no architecture from the Transitional Era was built there.

In the mid-1920s, a whole sequence of stylistic treatments drawing from large segments of the historical range of European (especially Spanish) housing styles, known as Period Revival styles began to crop up in the Tucson area.

In the mid-1930s, a new style loosely based on early Spanish Colonial buildings modified somewhat from earlier Period Revival style buildings, gained popularity in California. This style, the Ranch Style of housing first appeared in Tucson in the mid-to-late 1930s, but became dominant during the years following World War II through about 1975.

The Ranch Era developed several styles during the course of its national popularity from 1935 to about 1975. The initial Ranch Era style was called Transitional/Early Ranch or simply Early Ranch. This style of Ranch Era architecture drew from earlier vernacular traditions as well as introduced new stylistic elements. They typically were built with raised wood floors and wood double-hung or wood casement windows. Because the Early Ranch houses were usually built on narrow, deep lots, they were small in scale and had a detached garage in the backyard. This massing differed greatly from the later, picturesque rambling California Ranch houses (not found in San Clemente) with double carports that were built on shallow, wide lots.

The Classic Ranch Style house is characterized by one story, rectangular or L-shaped structures with low-pitched gable or hipped roofs. Classic Ranch houses differ from Early Ranch houses because they are constructed with a concrete floor-slab on grade rather than a raised wood floor with a crawlspace. Quite often the Classic Ranch houses had a one- or two-car garage or carport attached to the side. Small wood frame porches occur over the entry or at the juncture of the intersecting roofs. A variety of materials can be found with this style including brick masonry, painted or unpainted; stucco over wood frame; and concrete masonry units, painted or unpainted. The windows are usually steel casement or fixed with multiple lights. Occasionally, corner windows can be found. Decorative elements include horizontal wood siding at gable ends and occasionally wood shutters flanking windows.

Of popularity in the San Clemente Historic District is the Spanish Colonial Ranch Style, characterized by its rustic materials and cultural details inspired by the earlier Spanish Colonial Revival Style. The Ranch Style versions are not so true to actual Spanish Colonial architecture as were the earlier period houses, but they do employ the characteristic clay tile roofs, arched openings, exposed rafter tails, and stuccoed walls. Typically, the Ranch Style variations of Period Revival houses borrow details and materials as decorative elements applied to the long, low massing of the Ranch House archetype.

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The American Colonial Ranch Style is a house of the Ranch House plan and massing with exteriors trimmed with details characteristic of the American Colonial houses of New England. Roof overhangs are treated with classical moldings. Doorways have Federal or Greek revival surrounds and windows feature small-paned sashes with louvered shutters.

Less numerous, yet very important to Tucson and the San Clemente Historic District is a Ranch Style type originated in Tucson. To our knowledge this style has not previously been identified or described by other architectural historians, thus we have dubbed it the Territorial Ranch Style. The Territorial Ranch Style house is very similar to the Early or Classic Ranch but is distinguished by its flat roof and parapets with coping bricks. Its box-like massing and flat roof reflect the influence of the local Sonoran row houses of the Barrio Historico. Most often the Territorial Ranch houses are built of brick that may be finished in a variety of ways: natural, painted, stuccoed, or (unique to Tucson) lightly mortar-washed. Later versions are constructed of colorful burnt adobe bricks left natural or lightly washed with mortar. Dating from as early as 1936, contemporaneous examples of this style can also be seen in the Blenman-Elm and Catalina Vista Historic Districts.

The Contemporary Style is another important style of the Ranch Era that is similar to the massing of the California Ranch House but is detailed in a sleek Modernist manner rather than in a rustic, traditional manner. Whereas builders favored the Ranch Style houses for their designs, architects generally preferred the Contemporary Style for their custom home designs. Elements of high style American International Style can be seen in the post and beam construction with in-fill panels of masonry or wood boards and panels. The extremely low-pitched roofs often faced the front spanning the long dimension of the wide-shallow floor plan.

Architectural Style Distribution

<u>Style</u>	<u>Number of Properties</u>
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The Period Revival Era

Pueblo Revival	6
Southwest	10
Spanish Colonial Revival	14
Mission Revival	1

The Modern Era

Art Moderne	2
International	2

The Ranch Era

Early Ranch	8
Classic Ranch	153
Territorial Ranch	21
Spanish Colonial Ranch	21

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Contemporary	26
American Colonial Ranch	3
The Present Era	
"Contemporary Southwest"	3
Unknown (not visible)	1
N/A (park or vacant land)	11

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#98, 2/17/1908
Wolf Goldring
#27023, 11/5/1908
John M. Roberts
#89888, 11/18/1909
Dennis P. Gleason
#20113, 5/25/1911
Francis S. Smith
#20114, 5/25/1911
Kittie F. Pine
#210727, 6/22/1911
Stella Phillips
#218465, 7/24/1911
Joseph Anthony Roberts
#308827, 1/10/1913
Lillian C. Gallie
#486512, 8/12/1915

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#503695, 12/15/1915

Plat of Camp Lowell Military Reservation, 1875
Plat of Camp Lowell Military Reservation, 1876
Plat of Township No. 14 South, Range 14 East, #2049 1876
Plat of Township No. 14 South, Range 14 East, #2050 1876

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Annexation chronology.
Building permits.
Zoning maps.

Pima County Assessor, Tucson

Assessor's parcel maps.

Pima County Recorder, Tucson

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Map Book 4, Page 27, Country Club Heights (1923)
Map Book 5, Page 6, Re-subdivision of Blocks 17 to 20, Country Club Heights (1927)
Map Book 5, Page 9, Country Club Heights South Side (1927)
Map Book 6, Page 2, Blocks 1 and 2, San Clemente (1930)
Map Book 6, Page 35, Blocks 3 and 4, San Clemente (1932)
Map Book 6, Page 51, Palomar Addition (1935)
Map Book 6, Page 92, Blocks 5 and 6, San Clemente (1938)
Map Book 7, Page 19, Blocks 7 and 8, San Clemente (1940)
Map Book 7, Page 72, San Clemente Annex (1946)
Map Book 10, Page 47, Area Annexed to Tucson by Ordinance No. 1429 (1953)
Map Book 11, Page 61, Area Annexed to Tucson by Ordinance No. 1634 (1955)

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 68

San Clemente Historic District
Tucson, Pima, AZ

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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section Number 10 Page 69

San Clemente Historic District
Tucson, Pima, AZ

VERBAL BOUNDARY DESCRIPTION

See Attached Boundary Map

BOUNDARY JUSTIFICATION

The boundary of the San Clemente Historic District is defined on the north by Broadway Boulevard. The east side of the district is bounded by Columbus Boulevard, while the south is defined as Timrod Street. The west boundary is Alvernon Way. Modern commercial and residential development surrounds this district primarily.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

San Clemente Historic District
Tucson, Pima, AZ

Section Number PHOTOS Page 70

PHOTOGRAPH INDEX

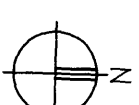
Photographer: Don W. Ryden, AIA
Date: November 2001; June 2003
Location of Original Negatives: Ryden Architects, Inc.
902 W. McDowell Rd.
Phoenix, AZ 85007

Photo No.	Direction
1	NE - Whittier Street, E. of Longfellow
2	SE corner Whittier and Longfellow
3	SW corner Timrod and Longfellow
4	Cooper Street, just west of the park
5	NW corner LaJolla and El Centro
6	Calle de Jardin, just north of Cooper Street
7	Example of Ranch style at 3920 E. Calle de Jardin
8	Example of Contemporary style at 3901 E. Whittier
9	Example of Territorial Ranch style at 4114 E. Calle El Centro
10	Example of Spanish Colonial Ranch style at 4245 E. Cielo Azul
11	Example of Spanish Colonial style at 39 E. Palomar
12	Example of American Colonial Ranch style at 4005 E. Palomar
13	Example of Mission style at 9 La Creciente
14	Typical loss of integrity due to construction of 5-foot or taller site wall in front of residences
15	Modern intrusion at northwest corner of district.
16	Example of multi-family architecture, one of two, in the historic district (331 N. Alvernon Way)
17	Example of commercial architecture, fire station, within the historic district (4075 E. Timrod St.)
18	Example of integrity loss due to major remodel of entire residence (4142 E. Whittier St.)

Historic Resource Survey
of the
SAN CLEMENTE
HISTORIC DISTRICT

Period of Significance from 1930 to 1959

13 August 2004 Tucson Arizona

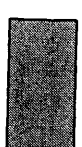


2501 Street Address

29-17 Inventory Number



Individually Eligible Property



Contributing Property to a
Potential Historic District



Non-Eligible Property due
to Age



Non-Eligible Property due
to Integrity

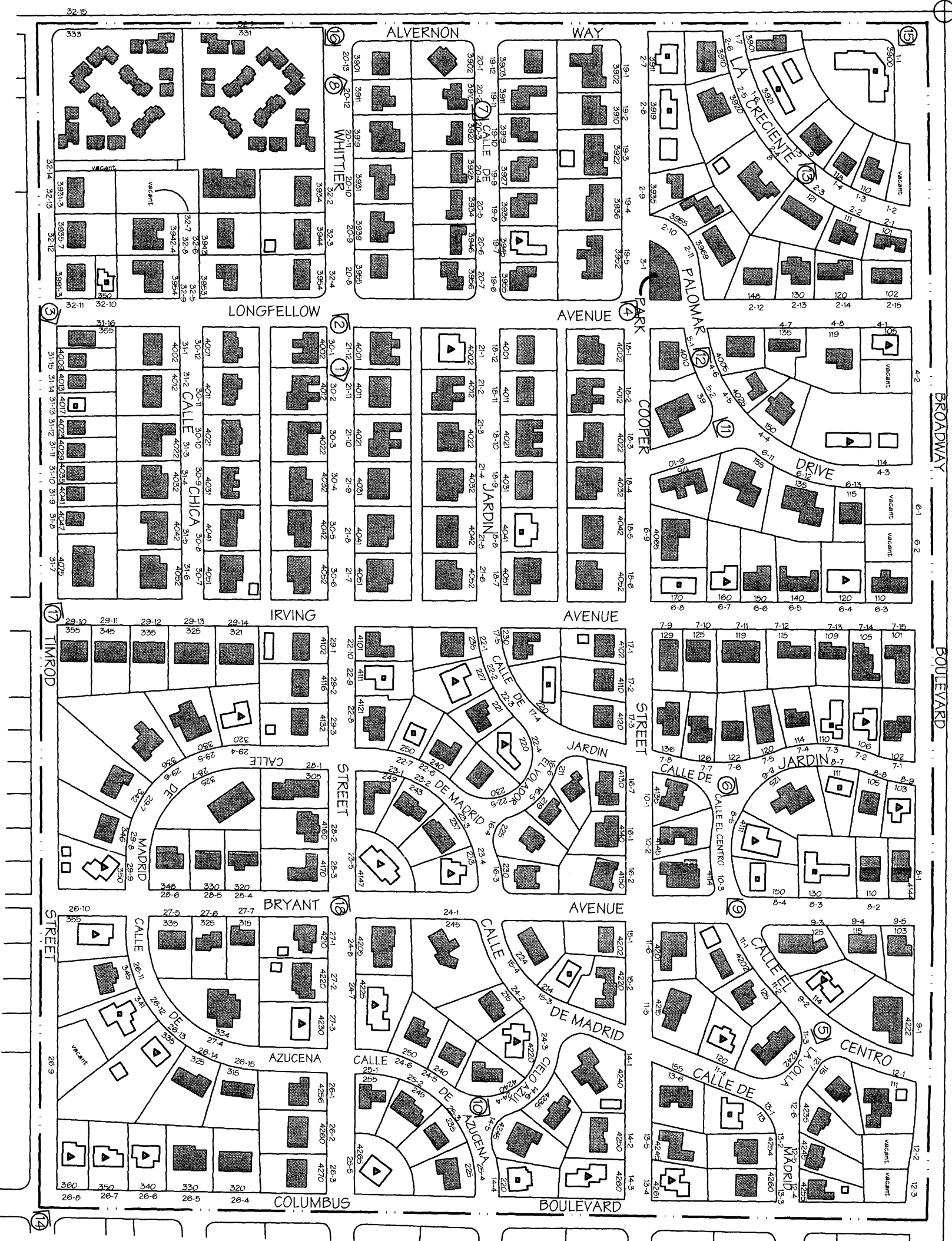


Non-evaluated/un-identified
structure
(not counted in inventory)



Proposed National Register
Historic District Boundary

Photo Key



RYDEN ARCHITECTS, INC.
902 W. MCPWELL RD. - PHOENIX 85007 - 602/253-5381

JUL - 6

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Clemente Historic District (reclassification of resources)

other names/site number _____

2. Location

street & number SE Corner Alvernon and Broadway

☐ not for publication

city or town Tucson

☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(_____ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

- I, hereby certify that this property is:
- ☐ entered in the National Register
 - ☐ determined eligible for the National Register
 - ☒ determined not eligible for the National Register
 - ☐ removed from the National Register
 - ☒ other (explain): documentation completed

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	Addl.	Page	1	Name of Property	<u>San Clemente Historic District</u> <u>(reclassification of resources)</u>
				County	<u>Pima</u>
				State	<u>Arizona</u>

The following property was mistakenly noted as a non-contributing building within the district during the initial district survey:

220 S. Calle el Volador, Tucson AZ

The Arizona State Historic Preservation Office requests that the Keeper of the National Register amend the San Clemente Historic District National Register registration form to change the status of 220 S. Calle el Volador from a non-contributing to a contributing property.

United States Department of the Interior
National Park Service

AUG - 2 2005

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

historic name Correction to the San Clemente Historic District

other names/site number _____

2. Location

street & number 305 S. Calle de Madrid

city or town Tucson

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets X does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(X See continuation sheet for additional comments.)

Thomas Gronlani AZSHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

1 AUGUST 2005
Date

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register

☒ other (explain): Additional Documentation Accepted

Edson H. Beall 9.14.05

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	Amendment	Page	1	Name of Property	San Clemente Historic District Correction
				County	Pima
				State	Arizona

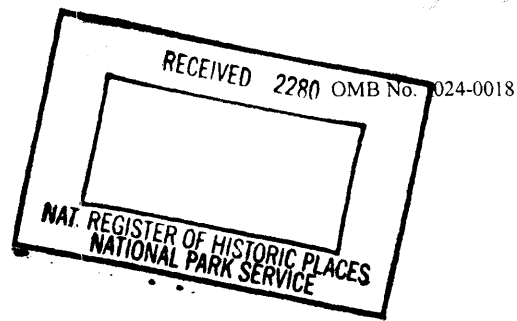
Correction to the San Clemente Historic District, listed on the National Register of Historic Places February 4, 2005. The district has 229 contributors and 53 non-contributors.

It has come to our attention that the house at 305 S. Calle de Madrid has been substantially altered. A porch has been added down the length of the house, supported by large brick columns. There was also a carport addition that extends out from the original roofline. The staff has therefore decided that the house no longer retains sufficient integrity to remain a contributor to the district.

The Arizona State Historic Preservation Officer therefore requests that the Keeper of the National Register remove this property from the list of contributors to the San Clemente Historic District and change the resource count to reflect 228 contributors (227 buildings and 1 site) and 54 non-contributors (45 buildings and 9 sites)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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1. Name of Property

historic name San Clemente Historic District (reclassification of resource)

other names/site number _____

2. Location

street & number 3919 E Cooper St ☐ not for publication

city or town Tucson ☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally.
(___ See continuation sheet for additional comments.)

James G. Gwin
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

23 NOVEMBER 2005
Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register

☐ removed from the National Register

☒ other (explain): reclassification

Edson R. Beall 1.11.06

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	Addl.	Page	1	Name of Property	<u>San Clemente Historic District</u> <u>(reclassification of resource)</u>
				County	<u>Pima</u>
				State	<u>Arizona</u>

Research in preparation of the San Clemente Historic District National Register of Historic Places nomination mistakenly noted the construction date of the property at 3919 E Cooper St as 1990. Since this time, the State Historic Preservation Office has received information from the Pima County Assessor's Office that indicates that this information was incorrect. The correct date of construction for this property is 1937. As the property was constructed within the period of significance for the district, it should be reclassified as a contributor.

The Arizona State Historic Preservation Office requests that the Keeper of the National Register amend the San Clemente Historic District National Register registration form to change the status of 3919 E Cooper St from a non-contributing to a contributing property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Clemente Historic District (reclassification of resources)

other names/site number _____

2. Location

street & number 355 S Bryant Ave. ☐ not for publication

city or town Tucson ☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

James W. Garrison AZSHPD
Signature of certifying official

9 NOVEMBER 2006
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

I hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register

☐ removed from the National Register

☒ other (explain):

Additional Documentation Accepted

Edson B. Beall

12-20-06

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Addl	Page	1	Name of Property	San Clemente Historic District (reclassification of resources)
				County	Pima
				State	Arizona

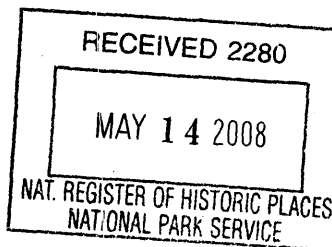
During the initial survey of the San Clemente Historic District, the property located at **355 S Bryant Avenue** was originally identified as a non-contributor due to the presence of an inappropriate front porch enclosure.

Since the time of the district's listing, owners of the property have removed this enclosure. The Arizona State Historic Preservation Office believes this residence now possesses the requisite integrity to contribute to the character of the historic district.

The Arizona State Historic Preservation Office requests the Keeper of the National Register amend the Windsor San Clemente Historic District National Register registration from to change the status of **355 S. Bryant Avenue** from non-contributor to contributor.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



OMB No. 1024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Clemente Historic District (reclassification of resources)

other names/site number _____

2. Location

street & number 233 S Calle De Madrid

☐ not for publication

city or town Tucson

☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally.
(___ See continuation sheet for additional comments.)

James W. Garrison AZSHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

8 MAY 2008
Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☒ other (explain): Additional Documentation Accepted

[Signature]
Signature of Keeper

Date of Action

Edson H. Beall 6-24-08

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Addl.	Page	1	Name of Property	San Clemente Historic District (reclassification of resources)
				County	Pima
				State	Arizona

At the time of the **San Clemente Historic District's** initial survey, a concrete block privacy wall was constructed along the front façade of the property located at **233 S. Calle de Madrid**. As this privacy wall obstructed the view of the property from the public right-of-way, it was classified as a non-contributor to the district.

Since the time of initial survey, and in consultation with the State Historic Preservation Office, the owner of this property has removed several courses of wall to open up the view to his property from the right of way. As the subject building retains integrity and was constructed within the district's period of significance, and as it is now visible from the public right-of-way, the State Historic Preservation Office believes it should be reclassified as a contributor to the district.

The State Historic Preservation Office requests the Keeper of the National Register of Historic Places reclassify the property located at **233 S. Calle de Madrid** as a contributor to the **San Clemente Historic District**.